

Mayor Patty Lent

December 20, 2016

Ms. Susan Morales
EPA Region 10
1200 Sixth Avenue, Suite 900
Mailstop: ECL-112
Seattle, WA 98101

mayor@ci.bremerton.wa.us
Tel: 360-473-5266
Fax: 360-473-5883
345 6th Street, Suite 600
Bremerton, WA 98337-1873

RE: EPA FY2017 Brownfields Assessment Grant Proposal

Dear Ms. Morales:

The City of Bremerton is pleased to submit this proposal for FY2017 Brownfield Assessment Grant funding. Upon learning our FY2016 grants were not funded, the City and community partners resolved to advance brownfield revitalization efforts by resubmitting an even stronger FY2017 application. The City requested a debrief meeting with EPA and initiated efforts to address reviewer comments by resolving the areas requiring improvement. We have put forth great effort to enhance our application while carrying forward the momentum of our FY2016 application. We appreciate the opportunity to pursue this funding and strongly believe the brownfield assessment project will bring tremendous opportunities to our distressed community.

- a. Applicant:** City of Bremerton, 345 6th Street, Suite 600, Bremerton, WA 98337
- b. Funding Requested:** (i) Assessment; (ii) Community-Wide; (iii) \$300,000; (iv) \$150,000 Petroleum and \$150,000 Hazardous Substance
- c. Location:** City of Bremerton, Kitsap County, Washington
- d. Property Information for Site Specific Proposals:** Not applicable.
- e. Contacts:**
 - (i) **Project Director:** Andrea Spencer, Director of Community Development; (360) 473-5283; andrea.spencer@ci.bremerton.wa.us; 345 6th Street, Suite 600, Bremerton, WA 98337
 - (ii) **Highest Ranking Elected Official:** Patty Lent, Mayor; (360) 473-5266; mayor@ci.bremerton.wa.us; 345 6th Street, Suite 600, Bremerton, WA 98337
- f. Population:** (i) 38,664; (ii) Not applicable; (iii) The City is not located in a county experiencing "persistent poverty" as it is defined in the EPA guidelines.
- g. Regional Priorities Form/Other Factors Checklist:** The form/checklist are attached.
- h. Letter from the State or Tribal Environmental Authority:** A letter of acknowledgement from the Washington State Department of Ecology is attached.

Located across the Puget Sound from Seattle, the City of Bremerton was settled at the edge of the Kitsap Peninsula. In 1892, a naval base was established along Sinclair Inlet (an estuarine bay of Puget Sound) and cemented Bremerton's future as a military town. Officially incorporated in 1901, the largest city in Kitsap County was given the title of "Home to the Pacific Fleet" as warships lined its docks to be recommissioned. The U.S. Navy anchored Bremerton's economy and the City played a critical role in construction and repair of battle ships throughout World Wars I and II. Global warfare placed high demands on military operations and Bremerton's shorelines were bustling as work flooded into the Puget Sound Naval Shipyard.

Following the end of WWII, Bremerton went from a City that struggled to keep up with the high-demands of military operations, to a hollow City with miles of abandoned commercial, industrial and business districts along its corridors. The City's population peaked at 80,000 during war time efforts. Today, their population is less than half of that number. The U.S. Navy began relocating operations to other shorelines in the 1970s, resulting in a significant amount of work departing Bremerton's docks. Many local jobs were transferred to other areas and residents relocated.

Construction of the Kitsap Mall in the neighboring Silverdale area in the 1980s resulted in a mass exodus of retail shops in Bremerton's downtown district, the majority of which remain empty to this day. A large number of these properties were placed in a private trust and remained untouched for decades, sending the City into a deeper recession. Many of these properties cannot be easily bought, sold or redeveloped due to concerns surrounding contamination associated with past releases as well as concerns regarding aging infrastructure. The City has the largest inventory (over 75%) of aging housing in Kitsap County and the likely presence of asbestos or lead-based paint in dated commercial and industrial buildings have made property owners reluctant to sell and investors reluctant to buy. Property owners who only suspect contamination favor abandoning their properties (e.g. fencing them off and leaving them idle for decades) due to the fear of cleanup costs associated with uncovering potential contamination. Aging infrastructure and historical onsite releases of petroleum and hazardous substances have led to wide-spread phenomena of mothballing properties, creating "dead zones" throughout the City. Low property values combined with high poverty and crime rates have also resulted in many prospective developers looking at redevelopment opportunities in neighboring areas.


Further demonstrating the economic impacts of Bremerton's aging infrastructure is the relocation of Harrison Hospital. The Hospital is in the process of a phased relocation to a new facility outside of the City. The cost to relocate is a financial decision as costs to continue improving aging infrastructure exceed costs to build a new facility. Consequently, Bremerton will lose 400 local medical jobs by 2018. Resulting decreases in local commerce are anticipated as cafés and shops frequented by hospital employees will have a reduced clientele.

While Bremerton has made great strides in revitalization planning efforts, lack of capital resources has severely hindered the City's ability to create shovel-ready sites and bring community visions to life. With too many known and potential brownfields and a lack of funding required to address the impacts associated with these sites, Bremerton's capacity to attract new employers, strengthen existing businesses, create jobs and generate new tax and utility revenues has been greatly diminished.

In 2015, City Council designated a portion of the downtown area a designated "blight zone." Investors repeatedly express interest in redeveloping this area but are deterred upon learning of potential environmental issues. Just this month an investor approached the City with interest in acquiring a 16-unit commercial building that has been for sale for years. The site is significantly underutilized with only one unit leased. The aging building materials likely contain lead-based paint and asbestos and the property is located in an area where solvents from a historical dry cleaner were discovered during construction of an adjacent site in 2008. Neither the source nor the responsible party could be identified and the solvents remain in place except for those removed during construction. The City is currently working with the property owner and investor to identify funding sources that will cover environmental investigations and cleanup planning costs so the property transaction can move forward. The EPA Brownfields Assessment Grants will provide funding for the City to address questionable site contamination and support this economic development opportunity. If successful, the site will be redeveloped for mixed residential and commercial use.

Over 2,500 other parcels sit vacant or underutilized in the City and impede visions for infill development. The extensive number of brownfields throughout Bremerton has resulted in community disinvestment, a reduced tax base, lost business opportunities and population decline. The City will use grant funding to inventory, assess and plan for reuse of sites within four economically distressed target areas heavily-impacted by brownfields. The project will serve as a catalyst for redevelopment that will reduce blight and rebuild the community.

Sincerely,



Patty Lent
Mayor, City of Bremerton

COVER LETTER ATTACHMENTS

1. Regional Priorities Form/Other Factors Checklist
2. Letter of Acknowledgement from the Washington State Dept. of Ecology

Regional Priorities Form/Other Factors Checklist

Name of Applicant: City of Bremerton, Washington

Regional Priorities Other Factor

If your proposed Brownfields Assessment project will advance the regional priority(ies) identified in Section I.F., please indicate the regional priority(ies) and the page number(s) for where the information can be found within your 15-page narrative. Only address the priority(ies) for the region in which your project is located. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal, it will not be considered during the selection process.

Regional Priority Title(s): 1. Protect/Enhance Water; 2. Threatened and Endangered Species (TES)

Page Number(s): 6, 13, 14

Assessment Other Factors Checklist

Please identify (with an *x*) which, if any, of the below items apply to your community or your project as described in your proposal. To be considered for an Other Factor, you must include the page number where each applicable factor is discussed in your proposal. EPA will verify these disclosures prior to selection and may consider this information during the selection process. If this information is not clearly discussed in your narrative proposal or in any other attachments, it will not be considered during the selection process.

Other Factor	Page #
<i>None of the Other Factors are applicable.</i>	
Community population is 10,000 or less.	
Applicant is, or will assist, a federally recognized Indian tribe or United States territory.	
Targeted brownfield sites are impacted by mine-scarred land.	
Project is primarily focusing on Phase II assessments.	8
Applicant demonstrates firm leveraging commitments for facilitating brownfield project completion by identifying amounts and contributors of funding in the proposal and have included documentation.	9
Recent (2008 or later) significant economic disruption has occurred within community, resulting in a significant percentage loss of community jobs and tax base.	5
Applicant is one of the 24 recipients, or a core partner/implementation strategy party, of a "manufacturing community" designation provided by the Economic Development Administration (EDA) under the Investing in Manufacturing Communities Partnership (IMCP). To be considered, applicants must clearly demonstrate in the proposal the nexus between their IMCP designation and the Brownfield activities. Additionally, applicants must attach documentation which demonstrate either designation as one of the 24 recipients, or relevant pages from a recipient's IMCP proposal which lists/describes the core partners and	
Applicant is a recipient or a core partner of HUD-DOT-EPA Partnership for Sustainable Communities (PSC) grant funding or technical assistance that is directly tied to the proposed Brownfields project, and can demonstrate that funding from a PSC grant/technical assistance has or will benefit the project area. Examples of PSC grant or technical assistance include a HUD Regional Planning or Challenge grant, DOT Transportation Investment Generating Economic Recovery (TIGER), or EPA Smart Growth Implementation or Building Blocks Assistance, etc. To be considered, applicant must attach documentation.	
Applicant is a recipient of an EPA Brownfields Area-Wide Planning grant.	



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

PO Box 47600 • Olympia, WA 98504-7600 • 360-407-6000

711 for Washington Relay Service • Persons with a speech disability can call 877-833-6341

December 8, 2016

Susan Morales
U.S. Environmental Protection Agency, Region 10
1200 Sixth Avenue, Suite 900 (ECL-112)
Seattle, Washington 98101

Dear Ms. Morales:

I understand that the city of Bremerton (City) will submit an application to the U.S Environmental Protection Agency (EPA) for a \$300,000 Assessment Grant under the Fiscal Year 2017 Brownfields Program grant cycle. The City intends to use EPA grant funds to inventory and plan for cleanup and reuse of priority Brownfields sites throughout the community. Revitalization efforts will be focused on Brownfields sites around the Anderson Cove waterfront area, Wheaton Way Redevelopment Corridor, Callow Avenue Corridor, and the designated blight zone in the City's downtown core and other eligible sites within the jurisdiction of the City. This project will support EPA's efforts to put previously contaminated properties back into productive use.

As a requirement of the City's application, the City has informed Ecology of their plans to apply for this assessment grant. Ecology is very supportive of these efforts and this letter is provided to recognize that the City has fulfilled their notification requirement. The Ecology point of contact for this site is Bob Warren in our Bellevue office. Bob's telephone number is (425) 649-7054. For questions regarding this letter or general Brownfields questions, please contact me at (360) 407-7188.

Sincerely,

Alan Bogner
Brownfields Program Manager
Toxics Cleanup Program
WA State Department of Ecology
PO Box 47600
Olympia, WA 98504-7600

cc: Andrea L. Spencer, City of Bremerton
Bob Warren, Ecology
Mike Warfel, Ecology
Deborah Burgess, EPA

NARRATIVE PROPOSAL

1.a.i. Community & Target Area Descriptions: The City of Bremerton was settled at the edge of the Kitsap Peninsula located across the Puget Sound from Seattle. In 1892, the Puget Sound (PS) Naval Shipyard was established along Sinclair Inlet (an estuarine bay of the PS) and cemented Bremerton's future as a military town. The global disaster of World War II (WWII) was a huge boon to Bremerton, whose population soared as military efforts escalated.

The end of WWII was the beginning of the City's steep economic decline from which it has yet to recover. The current population is less than half of what it was in 1946. The outflow of residents and diminished clientele left blocks of buildings vacant, creating the hollow feeling of an overbuilt city. The 1970s delivered another blow when the new Bangor Naval Station was built on the opposite end of Kitsap Peninsula. Residents relocated to be closer to the new station and businesses followed. Not a single building was constructed in the City's downtown core between the years of 1976 and 2002. In 1977, City Council designated the urban core a slum and blight zone. In 2015, the Council reaffirmed the designation.¹

The City will use Community-Wide Assessment (CWA) funding to spur redevelopment in some of the City's poorest neighborhoods with the highest density of brownfields. Revitalization efforts in these areas will restore blighted areas, create living wage jobs, generate new tax revenues, protect human health and the environment, and enhance the quality of life for all of Bremerton. The target areas include: **(1) Anderson Cove:** A former bulk fuel storage facility along the Port Washington Narrows waterfront (a tidal strait that drains Sinclair Inlet into the Puget Sound); **(2) Wheaton Way:** The City's most traveled thoroughfare (SR-303) and main commercial corridor; **(3) Callow Avenue:** Known as the "second downtown," this corridor has suffered from extreme divestment following the collapse of Bremerton's commercial industry in the 1980s; and **(4) Designated Blight Zone (DBZ):** A 10-acre blight and slum area along the waterfront in the City's historic downtown. As a DBZ for nearly 40 years, "80% of the buildings are vacant, dilapidated, or have decreased in property value."²

1.a.ii. Demographic Information & Indicators of Need: Demographic data is provided below for five census tracts within the four target areas as well as the City of Bremerton, Kitsap County, WA State, and U.S. Target areas were selected due to the high percentage of economically depressed and sensitive populations living near brownfields.

Data Type ³	Target Areas					City of Bremerton	Kitsap County	WA State	U.S.
	Anderson Cove	Wheaton Way	Callow Avenue	DBZ					
Census Tract ID	806	801.02	802	811	805	-	-	-	-
Population	5,314	5,216	3,583	3,291	2,777	38,664	253,614	6,899,123	314,107,084
%Minorities	26.6%	43.1%	34.1%	37.1%	28.4%	29.1%	21.8%	28.7%	37.2%
%Unemployment ⁴	-	-	-	-	-	-	5.7%	5.1%	4.8%
% 5-year Unemployment	20.8%	12.2%	13.6%	13.9%	11.0%	11.2%	9.0%	8.8%	9.2%
%Total Poverty	20.9%	20.6%	20.8%	26.0%	43.1%	21.4%	10.9%	13.5%	15.6%
Median Income	\$48,125	\$45,724	\$40,017	\$53,201	\$27,066	\$43,527	\$62,473	\$60,294	\$53,482
OTHER DATA									
%American Indian	0.6%	1.4%	3.3%	2.7%	0.8%	1.1%	1.2%	1.2%	0.7%
%Hispanic	8.6%	20.1%	14.2%	16.1%	9.4%	11.7%	6.8%	11.7%	16.9%
%Black/African American	6.7%	4.1%	5.7%	3.7%	11.5%	4.9%	2.6%	3.5%	12.2%
%less than high school (age ≥ 25)	3.7%	10.7%	8.7%	13.1%	6.0%	7.4%	5.9%	9.8%	13.7%
%bachelor's degree (age ≥ 25)	25.3%	15.1%	15.5%	18.2%	18.4%	19.4%	30.0%	32.3%	29.3%
%households with Food Stamps	26.4%	27.7%	26.9%	18.9%	28.0%	23.8%	12.5%	14.2%	13.0%
%households with SSI	12.9%	6.6%	15.8%	7.6%	16.7%	9.7%	5.6%	4.7%	5.3%
%Children in Poverty	27.2%	29.1%	28.7%	36.3%	56.9%	28.2%	14.3%	18.1%	21.9%
Land Area (square miles) ⁵	1.24	1.13	1.01	0.58	0.98	28	395	66,456	3,531,905

Notes: **Bold** indicates sensitive population or economic distress factors are above or below (depending on factor) county averages. **Shaded** indicates factors are above or below (depending on factor) state and/or U.S. averages.

1.a.iii. Brownfields & Their Impacts: Bremerton's history of military operations, commercial businesses and aging infrastructure raise concerns regarding contamination throughout the City. A boom of construction during WWII led to extensive use of building materials containing asbestos and lead paint. As a first step toward a comprehensive

¹ City of Bremerton. 2015 CDBG Consolidated Plan & One-Year Action Plan. 2014.

² City of Bremerton. 2016 CDBG/HOME Annual Action Plan. Oct. 15, 2015.

³ Unless noted otherwise, all data reflects 2010-2014 American Community Survey, 5-yr data. (Obtained from www.factfinder.census.gov.)

⁴ September 2016 Unemployment Rate. (Obtained from Bureau of Labor Statistics: www.bls.gov.)

⁵ Land area data for Census Tracts obtained from EPA EJSCREEN Tool (<https://ejscreen.epa.gov/mapper/>). Land area data for city, county, state and U.S. reflect Census 2010 data (obtained from www.quickfacts.census.gov) and are rounded to the nearest whole number.

CWA of brownfields, the City prepared a preliminary inventory of potential sites that included: 1) Reviewing WA Dept. of Ecology (DOE) and EPA databases; 2) Identifying vacant and underutilized (V/U; underutilized = land value \geq improvement value) property; and 3) Compiling a list of known opportunity sites. Descriptions of brownfields and priority sites along with brief summaries of inventory results are provided herein. **(1) Anderson Cove:** Located in a residential neighborhood on the shoreline of the Port Washington Narrows, this former bulk fuel facility has been for sale for 10+ years. Contamination uncovered during a 2008 Phase I Environmental Site Assessment (ESA) was never addressed. DOE records indicate confirmed petroleum contamination and other suspected contamination. There are ongoing impacts to water quality and pollution of beach sediments along an adjacent park frequented by neighborhood children and families. The Cove provides important habitat for salmon spawning grounds and forage fish, including surf smelt. **(2) Wheaton Way:** 114 V/U properties occupy over 40% of this highly visible corridor. Current and former operations include common commercial (gas stations, dry cleaners, auto repair shops, print shops, big box stores) and light industrial businesses (lumber yards, welders, scrap yards) located in low-income neighborhoods. Many of the buildings have been vacant for decades and have fallen into disrepair with broken and boarded up windows, worn façades and properties that have been fenced off. In addition to soil and groundwater contamination (stemming from petroleum, solvents, heavy metals, PCBs, arsenic), lead, asbestos and mold contamination plague blocks of abandoned buildings (including the boarded up Bremerton Junior High School). In 2015, a tree was discovered growing through the roof of a former Kmart store. This is a prime commercial development area, yet many of the properties have remained vacant for decades due to concerns of contamination. Priority redevelopment sites include the former school and large commercial parcels. **(3) Callow Avenue:** Over 150 V/U properties line this corridor and occupy ~40 acres. Brownfields are located alongside residential neighborhoods, heavily populated with some of the City's most impoverished families. Small, local shops are interspersed between boarded up, abandoned buildings. Several old dry cleaner sites, gas stations, auto repair and other commercial facilities formerly occupied these properties and few have been investigated. Many of the buildings and properties are impacted by contamination from lead, asbestos, mold, petroleum and solvents. **(4) DBZ:** 61 V/U parcels are present within a 10-acre area of the downtown waterfront (the DBZ) and an additional 108 V/U parcels are spread throughout other downtown areas. DOE records identify 58 listings for 27 properties in the DBZ and an additional 134 listings for 44 properties in other downtown areas. These include former photo shops, gas stations, dry cleaners, and manufacturing facilities. Few of these structures remain occupied or usable. Sources of pollution in this area are often unknown until accidentally discovered during excavation. For example, dry cleaning solvents were found during construction of a waterfront exit tunnel at the downtown ferry terminal in 2008. Neither the source nor the responsible party could be identified and the solvents remain in place except for those removed during construction. The area also has a history of heavy metal (mercury, lead, copper) contamination stemming from current and former military operations. Priority sites include those posing the greatest risk to human health and/or environment and those identified for affordable housing developments

1.b.i. Welfare Impacts: The target areas are home to >50% of the City's population and include some of the most concentrated sensitive populations in the City's poorest neighborhoods. The table⁶ below shows the high concentration of sensitive populations exceeding the 75th percentile (**shaded**) of at-risk communities in WA State and EPA Region 10. Meaning, <25% of the population in WA State/ EPA Region 10 have higher rankings.

Target Area	Selected EJ Index Variables	WA State Percentile	EPA Region 10 Percentile
Anderson Cove	Low Income Population	76	72
	Population < Age 5	83	83
Wheaton Way	Demographic Index	77	77
	Minority Population	74	79
	Linguistically Isolated Population	78	81
Callow Avenue	Demographic Index	77	78
	Low Income Population	78	73
	Linguistically Isolated Population	72	76
DBZ	Demographic Index	79	80
	Low Income Population	88	86

Lack of diverse and affordable housing is a huge concern for all of Bremerton. Bremerton has the largest inventory of aging housing stock in Kitsap County (Section 1.c.i). Existing housing stock (dating back to the previous growth periods of the 1940s and 1960s) fails to accommodate the needs of elderly and disabled populations. Lack of diverse housing for all income levels results in those with higher incomes living outside of the City in areas where more

⁶ Generated using EPA Environmental Justice Screening (EJSCREEN) Tool on 11/19/16.

modern homes are available. This results in a higher concentration of low-income neighborhoods in Bremerton than in any other area of the county. This creates a situation where many of those working in Bremerton live outside of the City, resulting in more pollution from increased commute times and traffic volume through the target areas of Wheaton Way and Callow Avenue. Those living in the City also exacerbate traffic issues due to the mass exodus of the City's commercial/retail industry (Section 1.c.ii) to surrounding areas. Lack of access to goods/services in the City, forces residents to travel to other areas and decreases accessibility for low-income and disabled residents.

The City is also struggling to address a weakened social structure. The consequences of pulling workers away, during critical wartime periods bred a level of tolerance for drunken brawls/drug use. Bremerton has one of the highest crime rates in America when compared to communities of all sizes in the U.S. One's chance of becoming a victim of violent or property crime here is 1 in 18. More than 89% of the communities in WA have a lower crime rate.⁷ The City's rate of violent crime (rape, murder, aggravated assault robbery) tripled from 3.8 incidents/1k residents in 1994 to the highest in the state at 11.2 incidents/1k residents in 2005.⁸ Although this number has been cut in half and (currently 5.4), violent crime in Bremerton still exceeds state (2.9) and U.S. (3.8) averages.⁷

1.b.ii. Cumulative Environmental Issues: The table below⁶ demonstrates how sensitive populations in the target areas are exceptionally at risk of exposure to cumulative environmental impacts from soil, water, air and other pollution sources. The target areas fall in the top 28% of at-risk communities in WA and EPA Region 10 for all the indicators identified, and in the top 10% for exposures to traffic, lead paint and proximity to Superfund and hazardous waste sites as well as threats to water bodies. **Shaded** values represent indicators ≥75th percentile (meaning ≤25% of the population in WA/EPA Region 10 has a higher value). Furthermore, 11 Superfund sites and 8 of the county's top 20 priority brownfield sites are located in the City.

Selected EJ Index Variables	Anderson Cove		Wheaton Way		Callow Avenue		DBZ	
	WA State Percentile	EPA Reg. 10 Percentile	WA State Percentile	EPA Reg. 10 Percentile	WA State Percentile	EPA Reg. 10 Percentile	WA State Percentile	EPA Reg. 10 Percentile
Particulate Matter (PM 2.5)	73	74	77	78	77	78	79	80
Ozone	73	74	77	77	77	78	79	79
NATA* Diesel PM	74	77	78	81	79	82	80	82
NATA Air Toxics Cancer Risk	74	74	77	78	78	79	80	81
NATA Respiratory Hazard Index	74	75	78	79	79	80	79	81
Traffic Proximity & Volume	73	74	88	89	89	90	90	90
Lead Paint Indicator	81	81	84	85	88	88	89	90
Superfund Proximity	95	97	94	96	95	97	95	97
RMP Proximity**	72	73	74	75	74	75	74	75
Hazardous Waste Proximity	87	88	88	89	97	98	94	95
Water Discharger Proximity	85	85	85	86	95	95	92	93

*NATA = National-Scale Air Toxics Assessment; NATA is EPA's ongoing, comprehensive evaluation of air toxics and was developed to prioritize air toxics, emission sources and locations of interest for further study. NATA provides broad estimates of health risks over geographic areas. **RMP = Risk Management Plan; Facilities with RMPs have increased potential for chemical spills.

Wastewater discharged into Sinclair Inlet from military and other industrial operations polluted waterways, poisoned marine life, and compromised critical wildlife habitat (e.g. salmon spawning grounds that wrap around the City's Peninsula, stretching from the DBZ to Anderson Cove). Fish runs and shellfish beds were depleted due to increased mercury toxicity and disease. Bans on shellfish consumption and limitations on consumption of many local fish are still in effect today.⁹ This is of concern to the health of all marine life, including the endangered Orca whales who feed in Sinclair Inlet and Port Washington Narrows (an arm of the Puget Sound) surrounding Bremerton. Toxic substances accumulate in higher concentrations as they move up the food chain. Because Orca are at the top of several different food chains, they are more affected by pollutants than other sea creatures. Although environmentally harmful practices have been corrected and some remediation efforts have occurred, recently reported concentrations of mercury in sediment samples still exceed DOE limits and Sinclair Inlet continues to have the highest mercury concentration in the state, with levels 3x times those found in other Puget Sound estuaries.^{10,11} Further impacting water quality are the area's frequent heavy rains that carry surficial contaminants from brownfields into sensitive water bodies.

Air quality is another environmental concern for the City. Kitsap County falls in the list of top 10 counties in WA reporting the highest number of days per year that levels of fine particulate matter (PM_{2.5}) exceeded the state's Air

⁷ NeighborhoodScout.com. *Neighborhood Crime Data: Bremerton, WA*. 2016.

⁸ Kitsap Sun. "Bremerton sees plummeting violent crime rate." Nov. 15, 2014.

⁹ WA Dept. of Health. *Fish Consumption Advisories*.

¹⁰ USGS. *Mercury in Sediment, Water, and Biota of Sinclair Inlet, Puget Sound, Washington, 1989-2007*.

¹¹ USGS. Washington Water Science Center. *Mercury in Biota of Sinclair Inlet, Puget Sound Washington*.

Quality Advisory.¹² DOE reports multiple facilities in Bremerton generated a combined 125 tons of air pollutants in 2013 and three of the City's largest air polluters are located in the DBZ target area. Frequent inversion layers further compromise air quality, trapping smog close to ground level, allowing PM_{2.5} to accumulate at low atmospheric levels. Impacts to the target areas are greater than in other locations throughout the City due to their location along the City's busiest corridor (Wheaton Way) and the City's main downtown corridor (in the DBZ). Diminished housing options and lack of retail result in many of those working in the City living in surrounding areas, increasing commute times and, thus, increasing the amount of PM_{2.5}.

1.b.iii Cumulative Public Health Impacts: Contaminants of concern at sites in the target areas include:

Contaminant	Site Description	Potential Human Health Effects from Exposure to Contaminants
Polychlorinated Biphenyls (PCBs)	Manufacturing, Scrap Yards	Immune system suppression; learning deficits; decreased blood cell production; liver cancer; malignant melanoma; infertility; low-birth weight.
Volatile Organic Compounds (Benzene; Solvents)	Manufacturing, Gas stations, Dry cleaners, Print & photo shops, Military operations	Eye, nose, throat irritation/cancer; liver, kidney & central nervous system damage; allergic/immune effects; visual disorders; memory impairment.
Polycyclic Aromatic Hydrocarbons (PAHs)	Gas stations, Fuel terminals, Auto Repair Shops, Military operations, Manufacturing	Cataracts, kidney/liver damage; jaundice; cancer; low birth weight, premature delivery & natal heart malformations; developmental delays; neurological impairment & behavioral problems.
Heavy Metals (Lead, Mercury, Copper)	Military operations, Manufacturing, Print & photo shops, Pre-1980s buildings (lead paint)	Kidney/urinary, digestive, nervous & immune system damage; developmental delays; loss of vision & motor skills; impaired speech & hearing; tremors; emotional changes/instability; poor mental performance; respiratory diseases; anemia; cancer.
Arsenic	Manufacturing, Lumber yards, Historic buildings	Nervous & immune system damage; rashes/skin pigmentation; cancer of the liver, bladder, lungs & skin; respiratory distress/failure; developmental delays in children.
Asbestos	Pre-1980s buildings	Lung tissue scarring; lung, larynx & ovarian cancer; & mesothelioma.

As demonstrated in Section 1.b.ii, sensitive populations in the target community are exposed to some of the highest concentrations of brownfields in the state and EPA Region 10. Environmental justice data¹⁰ shows sensitive populations in all the target areas are in the >95th percentile for proximity to Superfund sites and are 85-98th percentile for proximity to hazardous waste sites and water discharge sites (e.g. sites posing risks to water bodies). *Scorecard.org* reports that people of color and children within these communities face greater cancer risks associated with hazardous air pollutants in their living environment. Kitsap County has the state's fourth highest incidence of asthma among adults,¹³ third highest incidence of asthma-related hospitalizations and one of the highest asthma rates among youth.¹² Inhalation of PM_{2.5} and other particulates are associated with increased asthma prevalence and children are more susceptible to the adverse effects of air pollution than adults. An overburdening of exposure to hazardous substances weakens immunity and leads to chronic disease (including lung cancer). According to *statecancerprofiles.cancer.gov*, Kitsap County has one of the highest rates of cancer incidence in the state. Statistics also show the County also has some of the highest mortality rates associated with chronic liver disease, stomach cancer, brain cancer and Alzheimer's.¹⁴

Bremerton's aging infrastructure creates additional health concerns. The City has the largest inventory of aging housing stock in Kitsap County. Over 75% of housing units were built before 1980 and 22% were built before WWII. EPA estimates 83% of the privately-owned housing units built before 1980 contain lead paint (LBP).¹⁵ HUD and the CDC identify the old and dilapidated buildings as the leading source for lead exposure today and recent studies have found "significantly high" concentrations of lead present in soils near low-income homes due to the historical use of LBP. LBP exposure among sensitive populations is more significant as over 65% of these dwellings are occupied by low-income, minority families¹⁶ (as demonstrated in the table in Section 1.a.ii). This is especially concerning for children who may explore or live on aged properties and play in contaminated soil, puddles or debris, putting them at increased risk of dermal contact and inhalation of hazardous particulate matter/vapors.

1.c.i. Economic Conditions: The City struggles to fund core services and cannot develop a brownfield program without grant funding. The U.S. Navy began relocating to other shorelines in the 1970s, resulting in a large amount of work departing Bremerton's docks. The 1980s construction of Kitsap Mall in Silverdale resulted in a mass exodus

¹² WA Dept. of Health. *The Burden of Asthma in Washington State, 2013 Update*.

¹³ University of Wisconsin, Population Health Institute. *2015 County Health Rankings, Washington*.

¹⁴ WA Dept. of Health, Center for Health Statistics. *2014 Mortality Tables (C6 and C8), Age-Adjusted Rates per 100,000 population*.

¹⁵ U.S. EPA. *Report on the National Survey of Lead-Based Paint in Housing - Base Report*.

¹⁶ Elhelu, M.A. et al. *Lead in Inner-City Soil and its Possible Contribution to Children's Blood Lead*.

of retail shops, creating “dead zones” throughout the City. Property taxes in WA State account for ~30% of municipal general fund revenue. However, over 45% of Bremerton’s Downtown area is occupied by the PS Naval Shipyard and a large percentage of the City is federal property exempt from taxation. The Shipyard is still Bremerton’s largest employer, but most employees live outside the City due to the lack of housing options in Bremerton. Thus, wages earned are not spent in the City and sales tax revenues are further diminished. Furthermore, State budget deficits have resulted in reductions to shared revenues and other aid provided to the City. Washington’s **2009-2010** \$8 billion deficit placed it in the category of top 10 states with the greatest budget shortfall. The shortfall resulted in billions of dollars of cuts in funding for state and local programs.¹⁷ Privatization of the state liquor monopoly in **2013** has also resulted in reduced general fund revenues.

These factors have prevented any large-scale assessment of these brownfields to date, and the budget situation has worsened in recent years. Historically, the City’s General Fund resources have grown at a slower pace than ongoing expenditures, requiring the use of one time revenues and non-sustainable transfers to balance the budget. While the City resolved its budget deficit (the **2016** General Fund budget had a balance of \$708k that was carried over from **2015**), it is still struggling to fund core services and restore funding for community programs. There simply is no funding available to address the City’s overwhelming number of brownfields.

1.c.ii. Economic Effects of Brownfields: The 1980s construction of the Kitsap Mall in Silverdale resulted in a mass exodus of retail shops in Bremerton’s downtown district, many of which remain empty today. Most major big-box retailers relocated to Silverdale, closing their downtown Bremerton stores, and leaving blocks of vacant buildings that were never filled by new tenants. The bustling commercial core the City depended upon for tax revenues became a hollow city center. The properties were placed in a private trust and remained untouched for decades.

The death of commercial retail also moved to the primary business district in east Bremerton, along the Wheaton Way corridor, where 40% of the buildings are vacant. According to local real-estate professionals who attended the Outreach Events hosted in support of this grant application (Section 3.a.i), many of these properties cannot be easily bought, sold or redeveloped as concerns from potential buyers and lending institutions regarding on-site contamination associated with past releases and asbestos or lead paint in dated building materials have made property owners reluctant to sell and investors reluctant to buy. Aging infrastructure and historical releases of petroleum and hazardous substances have created “dead zones” in all the target areas. The City incurs direct costs to secure and maintain these areas (e.g. mowing weeds, disposing of illegally dumped waste, cleaning up vandalism/graffiti, and responding to squatters, arson, and other criminal activities these properties attract).

Brownfields throughout Bremerton have resulted in community disinvestment, a reduced tax base, lost business opportunities and population decline. When the U.S. economy was setting new records for its longest economic expansion in history, Bremerton was leading the state in job losses. According to the Puget Sound Regional Council’s *2004 Milestones Report*, Bremerton lost 1,611 jobs from 1995-2001. As communities struggle economically, residents tend to leave in search of outside opportunities. From 2001-06, Bremerton’s population decreased by 3.6% while the rest of Kitsap County and Washington saw population increases of 5.8% and 6.8%, respectively.¹⁸ The decline was largely due to the Navy downsizing its local operations, cutting nearly 2k jobs from 2000-05. Such losses result in diminished human capital and make future economic development difficult.

Further demonstrating the economic impacts of Bremerton’s aging infrastructure is the ongoing relocation of Harrison Hospital on Wheaton Way. The Hospital is currently in the process of a phased relocation to Silverdale. The cost to relocate is a financial decision as costs to continue improving existing buildings exceeded costs to build a new facility. Consequently, Bremerton will lose 400 local medical jobs **by 2018**, further diminishing the City’s general fund revenues. Resulting decreases in local commerce are anticipated as restaurants and shops frequented by Hospital employees will struggle from reduced clientele.

Impacts from brownfields have resulted in lost business opportunities and subsequent increases in unemployment, poverty, and government assistance (e.g. food stamps) in all the target areas at levels well above county, state and U.S. averages (Section 1.a.ii). These areas disproportionately represent the lowest income residents and are home to the highest concentration of sensitive populations (see Section 1.a.ii). Double-digit unemployment levels are prevalent throughout all the target areas, with numbers as high as 20.8% in Anderson Cove. As of 2014, median family income in the DBZ was \$21k (~1/2 the U.S. average and <1/2 of state and county averages). Poverty levels in the target areas range from 20.6% (Wheaton Way) to 43.1% (DBZ). These statistics are 2-3X county (10.9%), state (13.5%) and U.S. averages (15.6%). The percentage of households receiving food stamp benefits in the target areas ranges from 18.9% (Callow Avenue) to 28.0% (DBZ), as much as 2X county (12.5%), state (14.2%) and U.S. (13.0%) averages.³

¹⁷ BallotPedia. *Washington State Budget (2008-2009)*.

¹⁸ ECONorthwest. *The Economic Impacts of the Bremerton Boardwalk*. November 2007.

Adults with disabilities who rely on Supplemental Security Income (SSI) are among those most affected by the extreme shortage of affordable housing in Bremerton. For example, in WA State, a person with a disability received \$767/month SSI benefits during 2014. This income was equal to 17.8% of the 2014 median income in Kitsap County. A person with a disability would have to pay 101% of their income for a 1-bedroom apartment.¹⁹ This is especially concerning given the number of households receiving SSI benefits in the target areas, ranging from 12.9-16.7%, exceeding county (5.6%), state (4.7%), and U.S. (5.3%) averages.³

The economic distress of the target areas is also reflected in their property values. For example, according to *Zillow.com*, a ~1400-square-foot (sq-ft), 4 bed/2 bath home in Anderson Cove sold for ~\$87k in 2015. One mile away, in the Evergreen Park neighborhood (also located on the waterfront in an area with a similar history as Anderson Cove), a ~1200-sq-ft, 2 bed/2 bath home sold for ~\$132k and a ~2k-sq-ft, 4 bed/3 bath home sold for ~\$350k in 2015. Evergreen Park once faced the same challenges as Anderson Cove. Cleanup of the former bulk fuel storage facility during the 2000s revitalized the neighborhood, lowered crime rates, increased property values, and restored neighborhood pride.

2.a.i. Project Description & Alignment with Revitalization Plans: Upon learning our FY16 grants weren't funded, the City and community partners resolved to advance brownfield revitalization efforts by resubmitting an even stronger FY2017 application. The City requested an EPA debrief meeting and addressed reviewer comments by resolving the weaknesses identified. In addition, the preliminary brownfields inventory was updated/enhanced, evolving community priorities for target areas/sites were incorporated into our application, a second Community Outreach Event was held (Section 3.a), and additional partnerships were formed (Sections 3.b.ii & 3.c.i).

The City is requesting \$300k to address its large number of petroleum and hazardous substance brownfields. CWA funding will be used to establish a sustainable brownfields redevelopment program that engages the public throughout all phases of the assessment, cleanup and redevelopment process and addresses community needs. Using an efficient and strategic project framework, the City will develop a permanent process to assess and remediate sites and facilitate public-private partnerships that provide opportunities to leverage these efforts. EPA funding for a CWA Project will allow the City to perform assessment activities at priority brownfield sites in the target areas, including ~8 Phase I ESAs and ~6 Phase II ESAs (including asbestos/hazardous materials surveys). Funding will also allow the City to prepare ~2 Remedial Action Plans (RAPs) and 1 Area-Wide Plan (AWP).

Brownfield redevelopment will support the community's shared ideas and visions identified from outreach efforts during development of the *2016 Comprehensive Plan*. Residents and City planners agree that incorporating mixed-use "urban villages" throughout Bremerton will best serve the diverse and affordable housing needs, quality of life, and economic interests of the community. CWA funding will allow the City to address redevelopment roadblocks so community visions can be realized. A summary of proposed redevelopment strategies in each area is provided herein. **(1) Anderson Cove:** The City will perform a Phase II ESA to determine the nature and extent of contamination and develop a RAP. This information for cleanup planning will allow the City to move forward with targeted property acquisition and redevelopment in accordance with the *Park Plan* (2014). The project will protect the health of the neighborhood, improve the water quality of the Port Washington Narrows, restore critical salmon spawning grounds (**Region 10 Priority**), increase waterfront access, and develop more open space for families to enjoy by supporting community visions for a small outdoor amphitheater along a large grassy hillside. **(2) Wheaton Way:** Addressing brownfields along this corridor provides many opportunities to support the City's goals for creating two large mixed-use neighborhood districts. Phase I ESAs and select Phase II ESAs will be performed at sites selected for potential as a redevelopment catalysts for the blighted commercial corridor (>40% of which is V/U). Visions for this corridor include redeveloping the vacant Junior High School (Section 1.a.iii) into a Food Co-Op and community garden/charity center (see letter from Bremerton School District in **Attachment B**). The *2016 Comprehensive Plan* proposes two City Centers along the corridor: Riddell District and Sheridan District. Both Districts propose multi-level mixed-use structures that provide an open space or public plaza as a community focus as well as safe pedestrian, bicycle, and transit offerings, leveraging a new Kitsap Transit Center that is scheduled for completion in 2017. Specifically, the Riddell District (one of the largest centers in Bremerton, encompassing ~106 acres) is intended to provide a mixed-use larger "town center." The City estimates Riddell District will "accommodate approximately 3800 persons (as much as 660,000-sq-ft of commercial/ professional floor space), and provide employment for approximately 1850 persons."²⁰ The Sheridan District will provide commercial and professional uses focused on redevelopment of large V/U areas into a mixed-use, pedestrian-based urban village, providing affordable residential housing along a major transit route, near downtown, and within walking distance of a large variety of employment and shopping facilities. The City estimates the 81-acre Sheridan District will, "accommodate approximately 2900

¹⁹ *Priced Out in 2014 – The Housing Crisis for People with Disabilities*.

²⁰ City of Bremerton. *2016 Comprehensive Plan*.

persons within the 20-year planning horizon with further expansions possible in the future. Employment base in the first 20-years could grow to 500,000-sq-ft and 1400 employees.”²⁰ **(3) Callow Avenue:** The City will perform a series of Phase I ESAs and select Phase II ESAs to facilitate sale and occupancy of the numerous shops and business centers along the main streets, many of which have been vacant for 20+ years. Currently, many of these buildings are not occupied due to unknown environmental issues. The *2016 Comprehensive Plan* prioritizes redevelopment of the 39-acre Charleston District – a historic business district that is considered Bremerton’s “second downtown.” Areas surrounding the District are designated for mixed-use and high-density affordable housing. The City estimates the Charleston District will, “accommodate approximately 1400 persons, with employment for as many as 680 people.”²⁰ **(4) DBZ:** The City’s redevelopment goals for this target areas include emphasis on capital projects that improve housing stock, curb slum and blight, improve public facilities, and invest in economic development. Bremerton has struggled to redevelop its downtown core which has been a DBZ since 1977.² The DBZ is comprised of the following two areas: the Community Development Block Grant (CDBG) Area and the Urban Blight Area. The CDBG Area aims to provide decent affordable housing, create suitable living environments and economic opportunities.² Ongoing efforts to address the needs of this area use federal funding (CDBG) from HUD. The CWA project will compliment these efforts by targeting assessments in the Urban Blight Area to revitalize targeted neighborhoods, improve and preserve affordable housing, expand economic opportunities for very-low and low-income Bremerton residents, and abate blight conditions.² These efforts will help create shovel-ready spaces that will lead to affordable housing developments and new jobs located within walking distance.

2.a.ii. Timing & Implementation: Since our FY16 submittal, the City has gained momentum for the Site Revitalization Program by performing additional outreach to potential project partners and stakeholders to evaluate priorities and identify near-term revitalization projects. Summaries of key activities are below.

(a) Contractor Procurement: The City is establishing a contract with an environmental consultant following a publicly advertised qualifications based procurement process in compliance with 2 CFR 200.317-326. The consultant has supported the City with enhancing the preliminary inventory (Section 1.a.iii) and assisting with community outreach activities in support of this grant application. Advanced contractor procurement will allow the City to begin implementation activities immediately upon execution of the Cooperative Agreement (CA). This will be reflected in the project schedule with milestones established in our CA Work Plan. As a result of these early efforts, we anticipate initial tasks such as preparing the Quality Assurance Project Plan (QAPP), project fact sheets, and the comprehensive brownfield inventory work plan will be underway by the end of the first project quarter.

(b) Site Inventory, Prioritization & Selection: The City will utilize data gathered during the preliminary inventory activities as the foundation for developing a comprehensive brownfield inventory for each of the target areas. The inventory will be tailored to support the revitalization and/or restoration goals for the project. As appropriate, the City may examine sites outside of the target areas (but within City limits) to support community redevelopment goals. As detailed in Task 1 of Section 2.b.i, in addition to reviewing property, environmental and historical records, the inventory will incorporate stakeholder interviews and windshield surveys to verify current conditions. Upon completion of the inventory, the City will apply a scoring/ranking system to develop a short-list of the top ~50 opportunity sites. As noted below, the City will work with the BAC to establish prioritization criteria, which may include the following: target areas with short- and long-term economic development potential; known/suspected threats to public health; known/suspected environmental impacts; degree of blight/underutilization; community concerns; tax delinquency status; site eligibility criteria; and landowner willingness and access, as applicable. **(c) Obtaining Site Access:** As mentioned above, stakeholder engagement and community outreach efforts have identified near-term revitalization projects in all the target areas. In most cases these projects have already undergone significant planning processes that are supported by key stakeholders, therefore obtaining access to priority sites in these areas is not anticipated to present an issue. Property owners interested in utilizing grant funding for environmental site assessment (ESA) and/or cleanup/reuse planning activities will be required to submit site nomination/application forms prior to consideration. Upon receipt of a nomination form, the City will contact the applicant to discuss critical issues such as site access and timing. ESAs being completed for due diligence purposes are often time sensitive, and establishing realistic expectations early on will ensure the applicant’s needs will be met. The City will evaluate each request for funding utilizing the established prioritization criteria. If prioritized, an Access Agreement will be executed between the City and the property owner prior to submitting site eligibility determination requests to EPA and/or Ecology. A standard form Access Agreement has already been developed for use during the CWA Project and will be accompanied by a fact sheet detailing the ESA process and potential outcomes, which may include reporting requirements if impacts are identified. The City has extensive experience identifying and resolving land ownership, liability, zoning, permitting, and entitlement issues, which will be beneficial in early identification of roadblocks throughout inventory, prioritization and site selection.

2.b.i. Task Descriptions: The scope of work will be completed via the five tasks detailed below. The City completed consultant procurement (Sections 2.a.ii and 5.b) in accordance with the requirements of 2 CFR 200.317-200.326 and the budget provided for each task includes an average rate of \$125/hr for contractual services. **The City has elected NOT to use grant funds for personnel/fringe costs** and will provide a **\$25,920 In-Kind Contribution** (at an average rate of \$60 [\$35 personnel + \$25 fringe]/hour x 12hrs/month x 3yr grant term] to assist with eligible activities performed for each task identified below. "Funding type" acknowledges there are separate budgets requested for both hazardous and petroleum grants.

Task 1) Site Inventory/Prioritization & Eligibility Determinations (EDs): Task 1 is a comprehensive site identification process that builds on the preliminary inventory (Section 1.a.iii). The preliminary inventory will be updated and enhanced throughout the project, and data gathered will be linked to GIS and integrated with other existing databases. The inventory will be used to better understand economic and health impacts associated with brownfields, identify potential issues during revitalization and infrastructure improvement projects, and support other local initiatives. (i) Review federal (EPA), state (DOE) and local (County Health Dept.) environmental regulatory agency and public health records to verify that all sites with known/suspected impacts or threats to human health and the environment are included in the inventory process; (ii) Review City and County property records relevant to identification of brownfields (including occupancy, parcel/assessor's data, tax delinquency status, code violations, etc.); (iii) Review Sanborn Maps, City directories, aerial photographs and other historical resources to identify past manufacturing facilities, gasoline/auto repair stations, drycleaners, and other sites with potential for historic impacts; (iv) Survey local developers, real estate brokers, property/business owners and other stakeholders for information on potential sites and upcoming redevelopment projects; (v) Conduct tours/windshield surveys of priority brownfield sites and target areas to identify potential sites and verify current conditions; and (vi) Complete ED requests for priority sites to establish eligibility for petroleum (DOE) and/or hazardous substance funding (EPA). Sites will be prioritized using the site selection process (Section 2.a.ii). The consultant will conduct records reviews, stakeholder interviews and site inspections, and compile data. The budget includes \$10k/funding type (80 consultant hrs x \$125/hr) to conduct records reviews, stakeholder interviews, perform site inspections, compile data, and assist with prioritization and site ED activities. **Outputs:** Brownfield Inventory Work Plant & Report, Site ED Requests. **Total Grant-Funded Activities: \$20,000 Contractual (\$10,000/funding type)**

Task 2) Phase I ESAs: ~10 Phase I ESAs will be completed (5 each at petroleum and hazardous substance sites at an average cost of \$5,000/site [\$25,000/funding type]), including access agreements and Health and Safety Plans (HASPs). Services will be performed in accordance with the All Appropriate Inquiries Final Rule and ASTM E1527-13 Phase I ESA Standards. Digital copies of reports will be linked to the GIS database. **Outputs:** Access Agreements, HASPs, Phase I ESA Reports. **Total Grant-Funded Activities: \$50,000 Contractual (\$25,000/funding type)**

Task 3) Phase II ESAs, Remedial Action Plans (RAPs) & Area-Wide Planning (AWP): The consultant will perform the following activities: (i) Prepare a comprehensive Quality Assurance Project Plan (QAPP) for \$6,000 (\$3,000/funding type); (ii) Complete 6 Phase II ESAs, including access agreements, site-specific sampling and analysis plans (SAPs) and HASPs (3 each at priority petroleum and hazardous substance sites at an average cost of \$23,000/site [\$69,000/funding type]); (iii) Prepare RAPs/Site-Specific Reuse Plans at one petroleum and one hazardous substance site (average cost of \$7,750/funding type); and (iv) Develop an AWP for one brownfield-impacted area (average cost of \$21,000/funding type). **Outputs:** QAPP, Access Agreements, SAPs/HASPs, Phase II ESA Reports, RAPs, AWP. **Total Grant-Funded Activities: \$201,500 Contractual (\$3,000 QAPP + \$69,000 Phase II ESAs + \$7,750 RAP + \$21,000 AWP = \$100,750/funding type)**

Task 4) Public Outreach/Involvement: This task includes: (i) Forming a Brownfield Advisory Committee (BAC) and hosting 3-4 meetings/year with stakeholders and the public; (ii) Preparing public notices, informational materials (e.g. fact sheets, brochures), and a project-specific webpage with regularly updated content; and (iii) Infusing meaningful public input throughout the entirety of the grant implementation process. Additional details are provided in Section 3.a. The consultant will facilitate community outreach meetings, produce informational materials, and assist with site-specific and AWP public outreach activities. The budget includes \$6,875/funding type (55 consultant hrs x \$125/hr) for the consultant to facilitate outreach meetings, produce informational materials, and assist the City with site-specific and AWP public outreach/involvement activities. Budgeted supply costs of \$500/funding type include printing costs (\$150); public notice mailings (\$150); and public meeting display boards and other graphic materials (\$200). As summarized in the table and Letters of Commitment provided in **Attachments A and B**, project partners have pledged in-kind (labor) contributions to assist with outreach and participate on the BAC. **Outputs:** Public Involvement Plan, Webpage, Fact Sheets, Informational Materials, Meeting Minutes. **Total Grant-Funded Activities: \$13,750 Contractual (\$6,875/funding type) + \$1,000 Supplies (\$500/funding type) + \$10,380 Project Partner In-Kind Contributions**

Task 5) Eligible Program Activities: The budget includes \$6,875/funding type (55 hrs x \$125/hr) is budgeted for the consultant to assist the City with reporting and other eligible activities. **Outputs:** Quarterly/Annual/DBE/Financial/Closeout Reports, ACRES Updates. **Grant-Funded Activities: \$13,750 Contractual** (\$6,875/funding type)
2.b.ii. Budget Table: The table below shows the proposed budget for the eligible activities the City anticipates using grant funding for. As stated in Section 2.b.1, the City will not use CWA funding for personnel/fringe costs.

Budget Categories	Task 1 EDs/Inventory/ Prioritization	Task 2 Phase I ESAs	Task 3 Phase II ESAs/ RAPs/AWP	Task 4 Community Outreach	Task 5 Eligible Activities	Total
Supplies: Petroleum	-	-	-	\$500	-	\$500
Supplies: Hazardous	-	-	-	\$500	-	\$500
Contractual: Petroleum	\$10,000	\$25,000	\$100,750	\$6,875	\$6,875	\$149,500
Contractual: Hazardous	\$10,000	\$25,000	\$100,750	\$6,875	\$6,875	\$149,500
Total: Petroleum	\$10,000	\$25,000	\$100,750	\$6,875	\$6,875	\$150,000
Total: Hazardous	\$10,000	\$25,000	\$100,750	\$6,875	\$6,875	\$150,000
Total: Petroleum & Hazardous	\$20,000	\$50,000	\$201,500	\$14,750	\$13,750	\$300,000
Total Sites: Petroleum & Hazardous	n/a	g(a)	6 Phase II ESAs ^(b) / 2 RAPs/ 1 AWP	n/a	n/a	n/a

^(a)Includes HASPs. ^(b)Includes SAPs and HASPs. The City acknowledges that sites assessed using EPA grant funds during implementation of Tasks 2 and 3 must meet site-specific eligibility requirements and will be subject to EPA approval prior to expenditure. EPA grant funds will not be used for administrative costs as defined in the Proposal Guidelines.

2.c. Ability to Leverage: A total of **\$36,300 of leveraged resources** have been pledged by the City and project partners to support the CWA Project. This total includes **\$10,380 of in-kind contributions** pledged by project partners (Sections 3.b & 3.c) and a **\$25,920 in-kind contribution** pledged by the City. A table summarizing in-kind contributions and letters documenting these contributions are provided in **Attachments A and B** (respectively).

Anticipated Leveraging Opportunities: The CWA Grant is one of several efforts to support economic development and revitalization. The City anticipates leveraging their annual CDBG funds for revitalization efforts in the DBZ. As described in Section 2.a.i, the 10-acre DBZ is comprised of two areas (the CDBG Area and the Urban Blight Area). The CWA Grant will leverage ongoing revitalization efforts in the CDBG Area by providing funding for projects in the Urban Blight Area. The City anticipates ~\$332k of CDBG funds in 2017 (see Attachment #). Other leveraging opportunities the City will review include DOE and WA Dept. of Commerce Revolving Loan Funds (RLF); DOE Brownfield Integrated Planning Grant; and U.S. Economic Development Authority (EDA) Local Technical Assistance Program funds. The City will prioritize these funding opportunities for successful revitalization of brownfields assessed using CWA funds as well as apply for future EPA Brownfield AWP and/or Cleanup grants. Additional sources of funding for future cleanups may include public/private partnerships and/or private development money in exchange for City tax credits, property sales and/or excise taxes.

Leveraging Track Record: Harborside Fountain Park, Naval Museum & Memorial Plaza: The City partnered with the PS Naval Shipyard and combined multiple federal and state grants to leverage 10 funding sources. The project resulted in a development of two parks, restoration and relocation of the Naval Museum and a downtown waterfront plaza next to the Shipyard. The project included remediation of several blighted properties and construction of a fountain park, memorial park, Naval museum, road and utility upgrades, and safety upgrades (a buffer zone between Shipyard and the park property). **Funding Sources:** \$103k (Economic Development Initiative [EDI]) + \$500k (CDBG) + \$300k (WA Recreation & Conservation Office) + \$150k (Transportation Improvement Board [TIB]) + \$3.26M (U.S. Navy) + \$4.49M (DOC) + \$296k (Save Americas Treasures) + \$1.02M (Real Estate Excise Tax) + \$234k (Property Sales) + \$14k (City in-kind labor) = **\$10.4M total.** **Park Avenue Plaza:** The City multiple state/federal grants and stakeholder contributions to cleanup and redevelop a severely blighted block in the downtown core. The mixed-use plaza (cinema, retail shopping center, apartments and parking garage) is fully occupied and created many new jobs. **Funding Sources:** \$45k (EDI) + \$126k (TIB) + \$12.5k (U.S. Navy) + \$4.98M (DOC) + \$500k (Real Estate Excise Tax) + \$901k (Property Sales) + \$203k (City in-kind labor) = **\$6.8M total.** **Puget Sound Industrial Center (PSIC)-Bremerton Subarea Plan & Planned Action Environmental Impact Statement (EIS):** Using a 2010 EPA Climate Showcase Communities Grant, the City prepared a subarea plan for this primary industrial development area. PSIC-Bremerton is one of eight designated Manufacturing/Industrial Centers in the Central Puget Sound region. The project supports green economic development, ensures future development will result in reduced greenhouse gas (GHG) emissions, and promotes sustainable low-impact development (LID) and environmental stewardship. The City also prepared a Planned Action EIS to support streamlined environmental review for qualified projects. Together, the documents effectively position PSIC-Bremerton as a compelling option for industrial development

and are important elements for creating new jobs. The grant was matched with City labor and in-kind services. Tracking in-kind contributions and matches was not required, however, Kitsap County, local developers, the Suquamish Tribe and other stakeholders donated hundreds of hours to this project. **Funding Sources:** \$400k (EPA Climate Showcase Grant) + \$200k (City's General Fund) + hundreds of in-kind labor = >\$600k total.

3.a.i. Community Involvement Plan: The City hosted two Site Revitalization Community Outreach Events in support of our FY2016 and FY2017 grant applications. The most recent meeting was hosted on 12/07/16 in conjunction with a televised City Council meeting (advertised via a front page article in the local Kitsap Sun and direct email to all City e-news subscribers, potential project partners and stakeholders). The meeting included a presentation of brownfields redevelopment, the City's goals for the Site Revitalization Program, and the community's role in implementation. Program handouts were distributed at the open house held prior to the meeting and questions from stakeholders and project partners were answered. These and other project partners pledged their support (see letters of commitment in **Attachment B**) by providing public meeting space, participating in outreach efforts, and forming a Brownfields Advisory Committee (BAC) to help guide CWA activities and represent the interests of the target areas and greater community. The BAC will meet 2-3x/year to discuss strategy, site inventory and prioritization, remedial action, and redevelopment planning. Diverse interests of BAC members will ensure a transparent public process and commitment to community involvement.

The City will continue to solicit public input throughout the project, using direct mailings, email campaigns, public notices and public service announcements (PSAs). Sustained outreach to a full range of stakeholders will assure project activities align with community visions. The City will adapt outreach efforts to the needs of sensitive populations in the target areas using the support of our project partners. Additionally, the City will provide outreach to residents beyond City limits, including those in unincorporated areas and Tribal communities, who may not receive project communications. The City will also engage the larger region to involve additional governmental partners and target the regional economic development community, including property and business owners, lenders, and developers. All programs and meetings will comply with the Americans with Disabilities Act (ADA) and will be accessible to those who rely on public transportation. Public literature will include a statement that citizens may request alternative formats or special accommodations.

The City's open door public involvement policy is instrumental in engaging residents and stakeholders. For example, preparation of the *2016 Comprehensive Plan* included endless workshops, two direct mailing campaigns to every Bremerton address (~9k), specialized public access television shows, meeting invitations and requests for input included with utility bills, and games that encouraged public participation throughout the process. Furthermore, outreach efforts for all the City's planning and redevelopment projects include direct mailings, factsheets, public meetings, e-news announcements, newspaper articles/press releases and website updates. Efforts such as these that have proven successful in garnering community input will be applied to the CWA Project.

3.a.ii. Communicating Progress: The City prides itself on its robust outreach program that uses diverse methods of communication. This approach provides equal access to project information for sensitive populations and residents of multiple generations. Typical forms of communication utilized include public notice boards, direct mailings, project factsheets, comment cards, public meetings (broadcast on TV), PSAs, press releases and articles in *The Kitsap Sun*, website updates, quarterly electronic newsletters/announcements, and social media (Facebook) updates. The City will also use the support of our project partners to assist with distributing project-related information on their websites, newsletters, and other avenues offered. As stated in their letters (**Attachment B**), Kitsap EDA, Kitsap Transit, Chamber of Commerce, the Downtown Bremerton Association, and the Port have committed to distributing project information. The City will utilize their support to reach the broadest audience possible and will continue to seek the same assistance from other project partners.

CWA information will be relayed through a project-specific webpage on the City's website. The City will continue its partnership with *The Kitsap Sun* to provide ongoing coverage via public notices and articles. The City will also provide PSAs on local radio and TV stations to reach residents without internet access and those who have difficulty reading or do not read English. Project fact sheets will be posted online and distributed at public facilities (e.g. City halls, libraries, transit stations). Community meetings will be held at ADA-compliant facilities and locations throughout the target areas to ensure access to sensitive populations and local residents. Special outreach efforts (e.g. translation services) will be utilized as needed to ensure equal access to project information is provided to minority populations. Meeting summaries will be posted on the project-specific webpage following BAC meetings. This thoughtful "information out, feedback in" process will continue throughout the brownfield assessment, cleanup and redevelopment process. Furthermore, the City anticipates hosting 2-3 BAC meetings/year and 2 public outreach events/year in support of the CWA Project as well as sharing project information at outreach events hosted in support of other relevant projects.

3.b.i. Local/State/Tribal Authority: Administered by DOE, the state brownfields program provides oversight for assessment and cleanup of impacted sites. Environmental investigation, monitoring and remedial action will be performed in compliance with DOE regulations (including the Model Toxics Control Act). The City will coordinate with DOE and EPA (as needed) for technical support, resolution of regulatory/procedural issues, and interpretation of rules/guidance documents. DOE will provide review and approval of RAPs for sites requiring cleanup. The City will coordinate with EPA and DOE to establish site eligibility and enroll hazardous substance and petroleum brownfield sites in appropriate cleanup programs (e.g. LUST or Voluntary Cleanup Program [VCP]). DOE offers funding, technical assistance, and Prospective Purchaser Agreements (PPAs) to prospective brownfield site purchasers. PPAs aim to initiate redevelopment of heavily impacted sites in “opportunity zones” by limiting purchaser liability and encouraging developer confidence and will be critical to facilitating property transfers for sites assessed as part of the CWA Project.

3.b.ii. Other Governmental Partnerships: The public partners identified below have committed to providing valuable input that will inform priority redevelopment efforts; serving on the BAC; and/or supporting public outreach/ education efforts. The BAC will function as an avenue for partners to provide direct on-the-ground assistance by steering CWA efforts associated with site identification/prioritization, cleanup, and AWP. Letters of commitment from the partners below are provided in **Attachment B**.

Early input will be solicited from **Kitsap Public Health District (PHD)** to identify known environmental liabilities/public health concerns and gather data that could support the site inventory/prioritization process. If threats are confirmed, PHD and the City will notify stakeholders, identify solutions, and mitigate threats via direct remediation/abatement or alternatives to ensure controls that safeguard the health and environment. The PHD may help identify off-site health threats posed by identified contamination; identify related toxicological issues and perform risk evaluations; conduct public education; and coordinate health testing if migration of contamination is confirmed. The **Bremerton School District** will work with the City to redevelop the vacant Junior High School on Wheaton Way into a Food Co-Op and community garden/charity center and permanently remove hazardous materials that create a public risk. **Kitsap EDA** will support efforts to achieve economic stability and vitality in Bremerton through its ongoing partnership with the City will assist with public education efforts (by distributing project information via newsletter, website and social media pages). **Bremerton Housing Authority (BHA)** has partnered with the City on numerous projects, including redeveloping 82-acres of obsolete public housing into mixed-use/mixed-income community using a \$20M HUD grant as well as development of a teen/community empowerment center on a former brownfield. BHA will provide an instrumental role in steering the inventory of future public housing developments that are planned for all the target areas. **Kitsap Transit** has a significance presence along the Wheaton Way corridor and will work closely with the City on the proposed City Center projects by coordinating plans for connectivity to transit stations. The **Port of Bremerton** has collaborated with the City on past projects including redevelopment of a former waterfront bulk fuel terminal at Evergreen Park and the downtown Bremerton Marina Expansion project. The Port will assist with site prioritization in the DBZ and Anderson Cove target areas. The **U.S. Navy** will provide input on redevelopment opportunities for affordable and accessible housing options that improve quality of life for its services members. The **Suquamish Tribe** will represent the interests of the local Native community by reviewing CWA and future cleanup planning efforts that affect the health and sustainability of Tribal resources. The City will consult with the Tribe on brownfields located on (and/or those which may impact) Tribal lands and fishing grounds.

3.c.i. Community Organization (CO) Description & Role: As documented in the letters provided in **Attachment B**, all the COs identified below have committed to providing valuable support for the CWA Project, including strategic planning, collaboration, and advocacy; distributing project information; providing public meeting space; and/or serving on the BAC. The City will continue to develop partnerships with other COs and recruit BAC participation via ongoing outreach efforts described in Section 3.a. **Bremerton Chamber of Commerce** represents the local business community and will continue its partnership with the City to further economic and community development goals. The Chamber will serve on the BAC, distribute project information to its members and the business community, and provide meeting space. The City will seek assistance from the **Charleston Business District** to attract investors and new business ventures to the Callow Avenue target area. Their input will help guide development plans for the proposed mixed-use Charleston District (Section 2.a.i). **Downtown Bremerton Association (DBA)** frequently collaborates with the City on efforts to create a vibrant and sustainable business community. Along with participating on the BAC, DBA will support the project by distributing information via newsletter and website announcements/articles. **Olympic College** has worked with the City on projects to improve infrastructure roads, and downtown services. They will participate on the project by serving on the BAC and distributing project information in the College newspaper and on their website. **Puget Soundkeeper** is a grassroots citizen’s organization that serves to protect and preserve the waters of Puget Sound. The City will seek input from them on

efforts to restore marine ecosystems and protect sensitive waterbodies on projects such as those proposed for Anderson Cove. The City will collaborate with the **Bremerton African American Ministerial Association of Emmanuel Apostolic Church** on outreach efforts to the sensitive populations and groups they support.

Other Local Partners & Stakeholders: **The Henderson Group** has worked with the City to rehabilitate V/U properties into community assets and is committed to building environmentally friendly developments. They are currently working with City to transform a large downtown building into a mixed-use apartment building with a grocery store on the main level. Their partnership on the CWA project will be a natural extension of these efforts. Since 2012, PJ Santos of **Simpson Housing** and the City have partnered on 5 public-private developments totaling \$100M+, including the groundbreaking a groundbreaking commercial development (hotel, cinema, conference center, apartments) – the first downtown construction project in 10+ years. They will work with the City to build on these efforts through future development projects.

3.c.ii. Letters of Commitment: Letters of commitment from all partners are provided in **Attachment B**.

3.d. Partnerships with Workforce Development Programs: The City will collaborate with economic, business development and educational partners (Sections 3.b.ii & 3.c.i) to address workforce needs and opportunities related to the brownfields program and to attract new businesses to shovel-ready sites. The City will team with **Kitsap EDA, the Chamber of Commerce, Charleston Business District, and Downtown Bremerton Association** to evaluate opportunities to attract employers to shovel-ready sites. The City is also partnering with **Olympic College** and may invite students to participate in community visioning/design charrette exercises conducted as part of site reuse planning or AWP activities. These efforts will be a natural extension of past partnership efforts of the College and City. The City will explore partnerships with **WorkSource Kitsap County** and **Kitsap County Human Services** (via their Olympic Consortium WorkSource Program) to identify additional ways to connect locals to jobs that support the assessment, cleanup and revitalization planning process. The City also uses procurement opportunities to contract with local consultants and contractors.

4.a. Welfare, Environmental & Public Health Benefits: Welfare Benefits: The City will continue its partnership with the Bremerton Housing Authority (BHA) to prioritize new public housing. To address the growing demand for government-assisted housing options, the City will offer BHA assessment and RAP services for any new housing projects it is looking to construct. Eliminating slum conditions and establishing healthy living environment in the DBZ is top priority. CWA funding will allow the City to protect public health via prioritizing redevelopment of environmentally impaired and/or unsafe properties that local children may explore and reducing the potential for exposure to the hazardous substances. These activities will also support efforts to move plans forward for public housing developments by creating shovel-ready spaces in the Urban Blight Area of the DBZ.

The City will use CWA funding to spur development of the proposed “City Centers” in the Wheaton Way and Callow Avenue target areas. These mixed-use commercial/residential districts propose high-density, mixed-income housing options (townhomes, condos, apartments) that include below market rate, publicly assisted, affordable, and rental housing. The proposed districts will help the City create a more equal community and achieve Goal H3(B) of the *Housing Element*: “Disperse [mixed-income] housing throughout the City to avoid concentrations in any particular area and encouraging development close to employment and public transportation.” Furthermore, the proposed City Centers will replace blighted properties, incorporate parks and greenspace for families to enjoy, increase access to basic goods/services located within each district, improve connectivity to public transit, and provide ADA-compliant housing and amenities. Likewise, redevelopment of the vacant Junior High School (Wheaton Way) will support visions for a Food Co-Op and community garden/charity center. Creating desirable housing options and improving access to local goods will improve quality of life by reducing commute times and, in turn, improve air quality by reducing emissions resulting from traffic congestion.

Brownfield redevelopment indirectly improves public safety by serving as an economic development tool that attracts new jobs and, in turn, creates a more stable community. Bremerton Police Captain Tom Wolfe believes a changing cityscape is partially to credit for the City’s decrease in crime over the past 10 years (Section 1.b.i). As seedy taverns have slowly been replaced with family-friendly venues in the fledgling downtown, Wolfe says it’s becoming more commonplace to see kids enjoying ice cream on a summer night than the drunken street brawls the City became known for.²¹ Brownfield revitalization will continue the recent trend of prioritizing amenities that foster positive social interactions and support family and community relationships.

Environmental Benefits: The scope of work for the CWA project will help identify, eliminate and prevent threats to the City’s primary natural resources and support goals to maintain a compact and sustainable landscape by prioritizing infill development over urban sprawl.²⁰ **Soil:** Neglected and abandoned brownfields, as well as active heavy industrial businesses, have contributed to soil contamination that can threaten area residents, wildlife and

²¹ Kitsap Sun. *Bremerton sees plummeting violent crime rate*. Nov. 15, 2014.

water bodies via inhalation and off-migration. Brownfield assessment and redevelopment will help identify and mitigate soil contamination, decrease threats from illegal dumping, and reduce overburdening from existing sources of pollution. This will help prevent horizontal migration of contaminants to groundwater and vertical migration of contaminants carried offsite via groundwater and stormwater. **Water Quality:** The extensive marine waters that surround Kitsap County provide 236 miles of salt-water shoreline and offer more marine habitat than any other county in the continental US.¹ Addressing nearshore and upland brownfields will reduce contamination from entering estuaries and being carried into Puget Sound. For example, impervious surfaces on many abandoned industrial sites (such as the former bulk fuel terminal at Anderson Cove) route stormwater directly into streams and estuaries, carrying pollutants along with it. This issue can be mitigated via brownfields redevelopment as the City's updated development codes limit impervious cover and significantly reduce surface water run-off. **TES:** Surrounded almost entirely by saltwater, Bremerton is regularly visited by more than 200 species of birds, 115 of which nest on the Peninsula.²² Improved water quality will improve the diminishing health of important marine life populations and initiates a positive feedback loop that benefits Bremerton's entire ecosystem. Healthy fish runs and shellfish beds are a critical food source for Orca Whales (a state-/federally-listed endangered species²³) and other marine life and birds feeding along Bremerton's shorelines. Neighborhoods such as Anderson Cove are home to salmon spawning grounds and numerous other species that have carved out niches amongst urban development. While these habitats were created haphazardly in the past, the City's *Comprehensive Plan* outlines goals for establishing formal wildlife habitats and corridors that will protect the City's diverse species (**Region 10 Priority**). Infill development will also preserve valuable forested/undeveloped lands that provide critical habitat for Bremerton's Bald Eagles (a state-/federally-threatened species until 2008), Marbled Murrelets (a state-/federally-threatened species), Osprey (a state-monitored species), and other species.²³ **Air Quality:** As discussed in Section 1.b, the County has some of the worst air quality in the state. Assessment, remediation, and redevelopment of brownfields will improve air quality by identifying, removing, and/or capping near surface areas of contamination and/or asbestos containing materials (in aging infrastructure and poorly maintained abandoned buildings) that are a sources of airborne particulates. Revitalizing sites within the target areas will serve as a highly effective emission-reduction tool by eliminating sprawl and, therefore, decreasing traffic volume and reducing vehicle emissions from miles traveled (which could have the most dramatic impact on improving air quality throughout the City). For example, as mentioned in Section 1.b.i., lack of commercial/ retail stores causes residents to travel outside the City for shopping. Creating shovel-ready sites for the proposed City Centers in the Wheaton Way and Callow Avenue target areas will help efforts to recruit big-box and top tier retail businesses in the City and reduce vehicle emissions.

Public Health Benefits: The welfare and environmental benefits described above are intertwined with public health benefits. As discussed in Section 1.b, sensitive populations in the target areas are exceptionally at-risk of exposure to cumulative environmental impacts from soil, water, air and other sources. Due to the proximity of residents to hazardous sites in the target areas, assessment that leads to cleanup will provide significant public health benefits (reduced exposure to toxic substances) for the City's most sensitive populations. The health effects noted in Section 1.b will be managed and addressed as contaminants are identified and remediated from groundwater and surficial sources (soil, hazardous building materials). Likewise, replacing the City's aging housing stock with newer housing options will reduce current levels of exposure to asbestos-containing materials and other sources of airborne particulates, thereby reducing associated health impacts identified in Section 1.b (asthma and other chronic respiratory diseases). The resulting outcome will be a healthier community and improved quality of life. Furthermore, a robust community outreach program will improve public awareness of brownfields and associated health risks - especially important in low-income neighborhoods where residents may have grown accustomed to brownfields and disregard their danger.

4.b. Economic & Community Benefits: Brownfield redevelopment will provide the following **economic benefits:** Creating vibrant spaces will attract new business ventures and **increase employment opportunities** (both short-term [e.g. construction] and long-term). For example, the proposed Riddell and Sheridan Districts (Section 2.a.i) are anticipated to create a combined 2250 new, long-term jobs.²⁰ Likewise, the proposed mixed-use Callow Avenue Charleston District (Section 2.a.i) is anticipated to create 680 new, long-term jobs.²⁰ The creation of jobs will foster financial independence and reduce demands for welfare assistance (food stamps, subsidized housing) by creating opportunities for residents to become financially independent. Returning brownfields to productive use will support the City's efforts to recruit 21st century businesses that **attract diverse industries and local commerce**. Diversifying the local employment base is essential to the economic vitality as the impacts from fluctuations in one industry can be more easily offset by the stability of other industries. Bremerton's long-range planning efforts are working to

²² Kitsap Audubon Society. *Birding Resources*. 2010.

²³ WA Dept. of Fish & Wildlife. *Washington State Specific of Concern Lists*. Revised May 2016.

ensure unique manufacturing opportunities and the City's recently completed Puget Sound Industrial Center (PSIC) Subarea Plan (Section 2.c) was developed as a marketing tool to spur green industry growth and position Bremerton as a compelling option for industrial development. Addressing brownfields that currently serve as redevelopment roadblocks will allow the City to forge ahead with its goals for rebuilding a once thriving commercial center. As stated in the City's *Comprehensive Plan*, "Bremerton's lack of recent significant retail investments presents an untapped market potential for operations that can manage fluctuation and not cater to regional highway traffic, as do suburban big box stores and shopping malls."²⁰ The City will encourage commercial business ventures in the target areas by offering development incentives (e.g. Building Permit Fee Rebates for sustainable infill development, energy efficiency, and natural resource conservation). Decreased vacancy rates will result in increased business tax revenue as well as increased local commerce that results in sales tax revenue – both of which will help replenish the City's diminished General Fund and restore important community programs. Eliminating blight and improving vacancy rates will create a more stable community that attracts new business/job opportunities and **decreases costs to maintain derelict properties**. As a result, costs incurred by the City to maintain abandoned properties (e.g. securing sites with fencing, boarding up windows/points of entry, mowing) and respond to illegal activities blighted properties attract (e.g. cleaning up vandalism, disposing of illegally dumped waste). As demonstrated in the comparison recently of sold homes in the Anderson Cove and Evergreen Park neighborhoods (Section 1.c.ii), blighted areas decrease property values. Zillow.com estimates the City's 2016 median home value is \$243,900 – much lower than the county (\$308,900) and state (\$314k). Eliminating blight will **increase property values** and subsequently bolster the City's property tax revenue.

Additionally, the CWA Project will provide the following **non-economic benefits**: All 3 of the proposed City Centers (Section 2.a.i) will incorporate **new parks and recreational areas** (playgrounds, trails, sport courts/fields) for families to enjoy. These spaces will encourage healthy physical activities while increasing neighborhood connectivity to key public areas (e.g. transit stops) via paved walking trails. The CWA project will also support community visions for creating more green space at Anderson Cove, including a small outdoor amphitheater along a large grassy hillside that can be used for neighborhood movie nights and other special events. **Create environmental buffers** that restore wildlife habitat (a Region 10 Priority). For example, redevelopment of the DBZ and former Anderson Cove fuel terminal will allow for development of a buffer around salmon spawning grounds. The buffer will reduce pollution from entering the strait, thereby enhancing water quality and restoring the natural ecosystem and critical wildlife habitat (**Region 10 Priority**). The creation of the City's first comprehensive database of brownfield sites will serve as a **long-term planning tool**. Integrating brownfields inventory data with existing GIS databases will provide an extremely valuable tool for organizing and tracking environmental and health impact, remediation studies, and more. Integrating this data with GIS will not only benefit the City but will also benefit the County Public Health Dept. and regional economic development agencies. For example, GIS data gathered for the comprehensive inventory will assist in redevelopment planning and selection of land use designations during sub-area planning. Additionally, GIS data can be used as a tool to assist developers in selecting and acquiring properties and enticing investors.

5.a. Audit Findings: The City has never received adverse findings from a Circular A-133 audit, nor been required to comply with "high risk" terms/conditions under OMB Circular A-102. As a recipient of federal, state and local funding, the City ensures an adequate internal control structure is in place so all federal programs comply with applicable laws and regulations. Financial statement audits for all government activities are performed annually.

5.b. Programmatic Capability: The City will employ an organizational structure that ensures project roles and responsibilities are clearly defined from the start. The City has identified two experienced project managers to fulfil the roles of Project Director (Andrea Spencer) and Grant Manager & Outreach Lead (Alyce Fierro). Andrea and Alyce are fully committed to overseeing all phases of the CWA Project as well as future redevelopment efforts. **Andrea Spencer, Community Development Director**, has 18+ years of experience in local government planning, the last 11 of which have been at Bremerton. Andrea manages the annual CDBG federal funding program and all land use planning, building and environmental review for the City. She has lead large planning efforts for interjurisdictional land use planning, engaged with citizens and special interest groups in the development of Comprehensive Plans, lead changes to the City's Critical Areas Ordinance and Shoreline Master Programs without appeals, and spearheaded efforts to target the City's CDBG funding to abate downtown blight. Andrea's project management expertise is an asset to successful project execution and her role as the City's CD Director provides her with a comprehensive understanding of ongoing planning/redevelopment efforts and the ability to identify opportunities for leveraging concurrent grants and projects. **Alyce Fierro, Project Assistant**, has 15+ years of project management experience and 12 years of experience managing municipal grants. She has extensive experience coordinating public outreach/involvement efforts and administrative tasks to comply with grant requirements (e.g. financial and progress reporting). As the Grant Manager & Outreach Lead, Alyce will be responsible for overseeing all administrative/financial tasks (i.e. schedule/budget tracking, compliance reporting to EPA) as well as executing

outreach campaigns, organizing public events, ensuring the project webpage is maintained and informational materials are up-to-date, and serving as the public's primary point-of-contact for questions/comments. **Additional Resources & Expertise:** Andrea and Alyce will draw upon the expertise and experience of a variety of supporting City staff and project partners as needed to ensure effective implementation. The City employs GIS coordinators, planning, engineering, legal, financial services, and administrative staff to support project implementation and complete required reporting, ACRES database updates, and financial documents. The City understands the importance of proactive succession planning should unforeseen events take place and has established procedures to mitigate adverse impacts and assure project continuity in the event of absence or departure of key staff. Alyce has been involved in the daily grant management process and has supported multiple brownfield projects. If needed, she will function as interim Project Director. The City's human resources department will immediately act to recruit qualified replacements should key staff depart. **Contractor Procurement:** The City routinely contracts with consultants and has established equal-opportunity procurement procedures for ensuring a fair bidding and proposal evaluation process. A qualifications-based procurement process was used (in conformance with 2 CFR 200.317-200.326) to procure an environmental consulting team to assist with project implementation. The selected team has local offices and has managed several EPA brownfield grant implementation projects in Region 10. Initiating a contractual agreement in advance of grant selection will allow for expedited project kick-off following EPA approval of the Cooperative Agreement.

5.c. Measuring Environmental Results: Anticipated Outputs/Outcomes: The outputs identified in Section 2.b.i will be tracked and reported to EPA via quarterly progress reports and ACRES. Outputs that will be tracked on a project spreadsheet (updated quarterly) include: (1) # of potential brownfield sites identified/prioritized, (2) # of Phase I ESAs, (3) # of Phase II ESAs, (4) # of environmental site investigations, (5) # of sites for which remedial planning is performed, and (6) # of community meetings held. Sites assessed will be linked to specific parcel identification numbers, to allow for efficient tracking, documentation, and analysis of project outcomes using the City's GIS. This will also enable the number of parcels and acreage associated with each assessment to be accurately tracked.

The outcomes anticipated from the CWA Project (described in Section 4 [e.g. creation of new jobs, parks, shovel-ready spaces, etc.]) will also be tracked and reported to EPA. With support from the consultant, the City will track and evaluate the following outcomes (quarterly) for brownfield sites on which CWA funding is used: (1) # of sites assessed, (2) # of sites for which off-site risks are identified, (3) # of sites for which property title transfers are facilitated, (4) # of sites and acres of land redeveloped, (5) # of acres of parks/greenspace created, (6) \$ of private investment leveraged, (7) \$ of other funding leveraged, (8) # of jobs created or retained from redevelopment projects, (9) increased property and sales tax revenue generated, and (10) increased property value. These detailed tracking mechanisms will ensure the project addresses key EPA objectives.

5.d.i. Has Received EPA Brownfields Funding: 2009 EPA Cleanup Grant (\$200k Hazardous): Funding was used to cleanup a Charleston Beach Road property (formerly used as a restaurant, garage, and stove shop) contaminated with mercury, metals, and PAHs. **(1) Accomplishments:** Investigation of the area and soil and groundwater sampling resulted in a series of Phase I (15) and II (7) ESAs to facilitate a large-scale redevelopment project with significant regional economic benefits. The project allowed for successful redevelopment of one Bremerton's most blighted streets. Community involvement activities included several public meetings, individual meetings with property buyers/sellers, and semi-annual stakeholder updates. In-kind contributions from the City and project partners totaled \$122,309 (coupled with the petroleum grant). **(2) Compliance with Grant Requirements:** The City met all schedule and reporting requirements/milestones and maintained compliance with the work plan and all terms and conditions of the Cooperative Agreement. All funds were expended within the grant-term. All phases of work were successfully completed and target outcomes/ outputs were achieved.

2006 EPA Assessment Grant (\$200k Petroleum): The City received petroleum grant funds to perform Phase I and II ESA at the Old Bremerton Gasworks and Sesko Property. Historic uses between the 1920s and 1980s included a coal gasification, bulk fuel and concrete plants; sheet metal fabricator; drum storage facilities, boat/vehicle repair shops; sandblasting; painting; electroplating; and a salvage yard. **(1) Accomplishments:** A Phase I and II ESA were completed to characterize the nature and extent of contamination. The Phase II ESA at the Old Bremerton Gasworks area uncovered extensive contamination and EPA is currently managing cleanup under the Superfund program. The project included robust community outreach efforts which continue today under EPA oversight of the Superfund Program. In-kind contributions from the City and project partners totaled \$122,309 (coupled with the hazardous substances grant). **(2) Compliance with Grant Requirements:** The City met all schedule and reporting milestones and maintained compliance with the work plan and all terms and conditions of the Cooperative Agreement. All funds were expended within the grant-term. ACRES updates were completed. All target outcomes and outputs of the scope of work were successfully achieved.

ATTACHMENT A

Summary of Leveraged Resources

Summary of Leveraged Resources
FY2017 EPA Brownfields Assessment Grant Application
City of Bremerton, Washington

Organization Name	Documentation	Commitment	Description of Anticipated Activities	Hours Committed	Est. Hourly Rate	Amount Committed
Downtown Bremerton Association	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$35.00	\$2,100.00
Bremerton School District	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$53.00	\$3,180.00
Olympic College	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	60	\$35.00	\$2,100.00
Bremerton African American Ministerial Association, Emmanuel Apostolic Church	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Otherwise support implementation.	40	not provided	not provided
Charleston Business District	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Distribute program information; Otherwise support implementation.	40	not provided	not provided
Kitsap Public Health District	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC; Technical Assistance	40	not provided	not provided
The Henderson Group	Letter of Commitment (Attachment B)	In-Kind Contribution (Labor)	Participate on BAC.	60	\$50.00	\$3,000.00
TOTAL LEVERAGED:				360 hours		\$10,380.00

BAC = Brownfield Advisory Committee

ATTACHMENT B

Letters of Commitment

Government Agency & Tribal Partners

- Suquamish Tribe
- Kitsap Public Health District
- Kitsap Economic Development Alliance
- Bremerton Housing Authority
- Kitsap Transit
- Port of Bremerton
- Bremerton School District
- U.S. Department of the Navy

Community Organizations

- Bremerton African American Ministerial Association, Emmanuel Apostolic Church
- Puget Soundkeeper
- Bremerton Chamber of Commerce
- Downtown Bremerton Association
- Charleston Business District Association
- Olympic College

Other Local Partners

- The Henderson Group
- Simpson Housing, LLC



PHONE (360) 598-3311
Fax (360) 598-6295
<http://www.suquamish.nsn.us>

THE SUQUAMISH TRIBE

PO Box 498 Suquamish, WA 98392-0498

December 6, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Ms. Spencer:

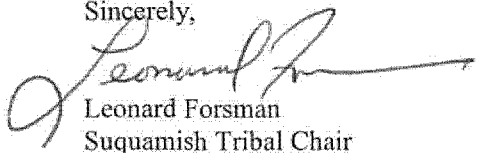
The Suquamish Tribe (Tribe) offers its support to the City of Bremerton (City) in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will obtain information that is needed to formulate plans for remediation and redevelopment in ongoing efforts to improve quality of living and abate blight within the City.

The Suquamish Tribe is a federally recognized Indian Tribe and pursuant to the 1855 Treaty of Point Elliott the Tribe reserved the right to fish and gather shellfish at its "usual and accustomed"(U&A) fishing grounds and stations in Puget Sound which includes almost all areas of the Puget Sound along Kitsap County's marine shoreline. Ethnographic and archaeological evidence demonstrates that the Suquamish people have lived, gathered food stuffs, produced ceremonial and spiritual items, and hunted and fished for thousands of years in the area now known as Kitsap County including its associated cities (Barbara Lane, Identity, Treaty Status and Fisheries of the Suquamish Tribe of the Port Madison Indian Reservation, 1974).

The Suquamish Tribe seeks protection of all treaty-reserved natural resources through avoidance of impacts to habitat and natural systems. The Tribe has taken a leadership position in efforts to protect, restore, and enhance the marine and fresh waters of Kitsap County and its associated cities including the City of Bremerton. The Tribe regularly participates in the review process of clean-up projects that affect the health and sustainability of Tribal resources (we are currently working with the City of Bremerton on the Bremerton Gasworks site).

The Suquamish Tribe looks forward to working cooperatively with the City of Bremerton on efforts to improve water and sediment quality in Puget Sound and we are confident these projects will have a dramatic impact on our communities, environment and economy.

Sincerely,



Leonard Forsman
Suquamish Tribal Chair

December 10, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Public Health District is writing this letter in support of the City of Bremerton's effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City. If awarded this grant, the City will be able to assess potential threats to human health and environment from contamination related to historical land used in these areas, and develop information that is needed to formulate plans for remediation and reuse of these areas in a manner to better the community.

As the City is one of our local partners and a member of the Health District, and as this proposed project supports the Health District's vision of making Kitsap County a health place to live, learn, work and play, we are proud and excited to support this effort.

The Health District pledges to support this project by providing 40 hours over three years of technical assistance and participation on the City's proposed brownfields advisory committee.

The Health District looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,



Keith Grellner, RS
Administrator

CC: Jan Brower, RS, Program Manager, Solid and Hazardous Waste
John Kiess, RS, Director, Environmental Health

kitsappublichealth.org



BREMERTON-003074

December 7, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Economic Development Alliance (KEDA) offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization works with the public and private sectors in our community to increase the wealth in our economy, provide a strong foundation to keep and create jobs as well as increase and improve the needed infrastructure for a successful business climate. KEDA is a private nonprofit public/private partnership serving Kitsap County, designated as the official economic development agency for all of Kitsap County. We are proud to partner with the city of Bremerton in economic development efforts and enjoy a strong working relationship with staff and elected officials to create a strong Bremerton business climate.

Kitsap Economic Development Alliance pledges to support this project by attending the advisory group and assisting with marketing and education on the project.

Examples:

- Relevant information on the grant program can be distributed through notices or articles in our newsletter and posted on our website and social media sites;
- One or more members of KEDA may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings.
- Our in-kind contributions of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process.

Kitsap Economic Development Alliance looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,



John T. Powers, Jr.
Executive Director



600 Park Avenue
Bremerton WA 98337
(p) 360-479-3694
(f) 360-616-2927
www.bremertonhousing.org

December 7, 2016

Andrea Spencer, Director
Department of Community Development
345 6th Street, Suite 600
Bremerton, WA 98337

RE: U.S. Environmental Protection Agency (EPA) Grant

Dear Ms. Spencer:

Bremerton Housing Authority (BHA) is pleased to provide this letter of support for the City's efforts to obtain an EPA Brownfields Assessment Grant. BHA is committed to helping make Bremerton a vibrant and healthy place to live. The City has been instrumental in BHA's efforts to revitalize properties we own in Bremerton.

Our partnership with the City helped us obtain a \$20 million HUD revitalization grant to change the face of the City's west entrance by redeveloping our 82 acres of obsolete public housing, built in 1941, into a new and exciting mixed-use, mixed-income community. As part of that project, an abandoned landfill was capped and methane extracted with the help of an additional Brownfields grant.

We also worked together on a Brownfields grant to clean up property along 7th Street that was contaminated by an old dry cleaning business as well as buried oil tanks. That property was then sold and is now in development for a teen and community empowerment center.

The City is the Responsible Entity for all our development and acquisition projects. Each year as our affordable housing inventory grows that City provides the environmental reviews necessary for HUD approvals. They have always been helpful in this process. BHA's mission is to provide affordable housing and our efforts and our tenants need the support of revitalized commercial development and parks. This grant will help achieve that support.

Sincerely,

Kurt Wiest
Executive Director



Bremerton Housing Authority does not discriminate on the basis of race, color, creed, national origin, religion, disability, sex, sexual orientation, gender identity, age (over 40), military status, whistleblower retaliation, or familial status in admission or access to its programs.
Equal Opportunity Employer.
If you need to request a reasonable accommodation, contact the BHA Section 504 Coordinator at (360) 616-7122. Telecommunication for the hearing impaired TRS dial 7-1-1.



BREMERTON-003076

December 7, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street Suite 600
Bremerton WA 98337

60 Washington Ave. Ste. 200
Bremerton, WA 98337
Phone: 360.479.6962
Fax: 360.377.7086

www.kitsaptransit.org



RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Kitsap Transit offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City – Anderson Cove, Wheaton Way, the Callow District, and Downtown Bremerton. If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and for the abatement of blight.

Our agency has been providing transportation choices to the residents of Kitsap County since 1982. We have a significant presence in East Bremerton, along the Wheaton Way corridor and throughout the neighborhoods to the east and west. We work closely with the City of Bremerton on things such as bus stops and park & ride locations. In fact, Kitsap Transit is currently working on moving our East Bremerton Transfer Center from one area along Wheaton Way to an area farther north. We understand the importance of transit in this area and are very interested in the economic redevelopment of this corridor, including the possibility of exploring transit-oriented developments. We are excited to be working alongside and with the City on improving this corridor, and we pledge to support this project by participating on a brownfield advisory committee and sharing information on our website.

Kitsap Transit looks forward to supporting the City of Bremerton on this endeavor, and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

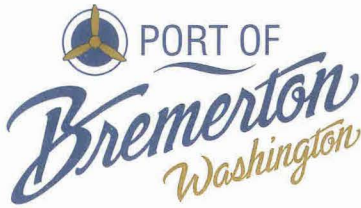
John W. Clauson
Executive Director

JWC/ces

Connecting Communities



BREMERTON-003077



8850 SW STATE HWY 3
BREMERTON WA 98312
portofbremerton.org
tel (360) 674-2381
fax (360) 674-2807

Commissioners
Larry Stokes
Axel Strakeljahn
Cary Bozeman

Chief Executive Officer
Jim Rothlin

Bremerton National Airport
(360) 674-2381

*Olympic View Business &
Industrial Park*
(360) 674-2381

Port Orchard Marina
(360) 876-5535

Bremerton Marina
(360) 373-1035

December 13, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

Re: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Port of Bremerton appreciates the opportunity to show its support for the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. I was able to attend the City's community orientation of the program regarding a program to assess and plan the reuse of brownfield's sites in four selected areas of the City. If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse of the properties.

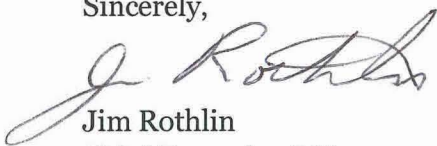
The Port of Bremerton has been in existence for over 100 years. The Port's creation was tied to the origins of the town of Bremerton and was inspired by the Bremerton City Council. The Port provides diverse economic development opportunities ranging from recreational fishing piers and marinas, airports, and industrial parks with a mission to provide family wage jobs and improved quality of life. The Port has been partnering with the City of Bremerton for many years, as we support each other in promoting responsible planning and development. We partner on many projects such as the Evergreen Boat Launch at Evergreen Park, the Bremerton Marina and downtown waterfront, and many others. We also support each other through various committees and organizations that help the community.

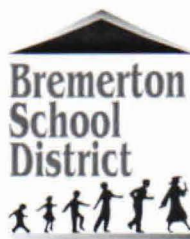
The Port is prepared to assist the City of Bremerton on this project as needed, in activities that may include:

- Partnering on communication and education of the project and any updates as they proceed forward.
- Participate as a member of the advisory committee.
- Provide any Port resources that may assist them in the process.

The Port of Bremerton welcomes any financial support that EPA may provide in funding this project for the City of Bremerton. We look forward to the opportunity to work with the City of Bremerton to help rejuvenate our City and increase economic vitality for the entire community.

Sincerely,


Jim Rothlin
Chief Executive Officer



December 8, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Bremerton School District offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

The Bremerton School District is a preschool through 12th grade school district of approximately 5,200 students. We own property that was formerly a high school and later turned into a junior high school that is no longer in use. In partnership with the City of Bremerton, we are requesting grant funds that will permanently remove hazardous materials that create risk to public health from that site. This is prime real estate that we would like to put back into productive use in our community. There is incredible potential on this site where two organizations have already built on the property: Boys and Girls Club Teen Center and Lindquist Dental, providing low-cost or free dental services to students in our community. Architectural designs were donated by world renowned architect Steven Holl, a Bremerton alum that included plans for a Food Co-Op, a community garden/charity.

The Bremerton School District is fully supportive of moving forward with this project and continue to hear regularly from our community about their concerns with the building and their desire to see this building removed so we may build a future on the site.

Our in-kind contributions are estimated at 20 hours per year of staff time to distribute information, prepare and attend the Brownsfield Advisory Committee meetings and otherwise participate in the grant implementation process. Participation in the process may include support from our Executive Director of Finance & Operations, the Director of Facilities & Capital Projects or the Public Information Officer. With an estimate of \$35/hr to \$53/hr, and over the three-year grant period, we estimate the contribution to value \$2,100 - \$3,180.

The Bremerton School District looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Aaron Leavell, Ed.D.
Superintendent

/pg



DEPARTMENT OF THE NAVY

PUGET SOUND NAVAL SHIPYARD
AND INTERMEDIATE MAINTENANCE FACILITY
1400 FARRAGUT AVENUE
BREMERTON WASHINGTON 98314-5001

IN REPLY REFER TO

5720

Ser 1100/244

December 7, 2016

Ms. Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

Subj: Letter of Support for U.S. EPA Brownfields Community-Wide
Assessment Grant

Dear Director Spencer:

Puget Sound Naval Shipyard and Intermediate Maintenance Facility is very supportive of the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of Brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

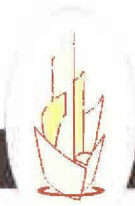
The Shipyard has more than a 110 year history with the City of Bremerton and we enjoy a very positive and collaborative relationship with the City and the community at large. Many of our more than 13,000 civilian and military members live in the City limits and any efforts to remediate and reuse the areas mentioned in paragraph one will improve the quality of life for our employees by contributing to affordable housing, increasing commerce and providing healthy viable neighborhoods. Since October of 2014 the Shipyard has hired more than 2,000 new employees, most into entry level positions. These employees will be seeking affordable housing and places to settle near their work. The potential for additional housing and services in the City limits is very attractive to the health and quality of life for our workers.

We are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

R. L. Tift
Executive Director

BREMERTON-003080



EMMANUEL APOSTOLIC

C H U R C H

Sfg. Bishop Lawrence R. Robertson - Sr. Pastor

December 9, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337ng

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Bremerton African American Ministerial Association is writing this letter in support of the City of Bremerton's effort to obtain a community-wide assessment grant from the Federal Environmental Protection Agency during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of Brownfield sites within the City of Bremerton.

We believe and are aligned with the City of Bremerton's vision of making Kitsap County a more enhanced place to live, learn, work and play, we are proud and excited to support this effort.

The Bremerton African American Ministerial Association pledges to support this project by providing individuals to serve and work alongside staff by providing 40 hours over three years of assistance and participation on the City's proposed Brownfield Advisory Committee.

The Bremerton African American Ministerial Association looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Bishop Lawrence Robertson
The Bremerton African American Ministerial Association
President



December 7, 2016

Protecting
and Preserving
Puget Sound
Since 1984

130 Nickerson Street
Suite 107
Seattle, Washington
98109

P 206.297.7002
F 206.297.0409

pugetsoundkeeper.org

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer,

Puget Soundkeeper (hereinafter "Soundkeeper") is offering this letter of support for the City of Bremerton's effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency during the FY2017 grant competition. It is our understanding that the City of Bremerton, if awarded this grant, will use the funds for the assessment of four brownfield sites in the City. The City seeks to obtain information on these sites in order to gain knowledge about the potential effects on human health and the environment and plans to use the data for future remediation and reuse of these areas.

Soundkeeper is a water quality focused grassroots citizen's organization with a mission to protect and preserve the waters of Puget Sound. Soundkeeper is committed to the preservation of Kitsap County's marine ecosystem including the enhancement and restoration of both marine and fresh waters. As part of this work, Soundkeeper partakes in the review process of cleanup projects that will affect the health and sustainability of Puget Sound water quality and believes that granting Bremerton the funds for brownfield cleanup and remediation will help to enhance the Puget Sound ecosystem.

Soundkeeper looks forward to supporting the City of Bremerton as they embark on this project and believes that granting them these funds will result in an enhancement of our communities, environment and ecosystem.

Sincerely,

Chris Wilke
Executive Director and Puget Soundkeeper



December 7, 2016



*Helping businesses
achieve success
since 1907*

**Bremerton Chamber
of Commerce**

286 Fourth Street
Bremerton, WA 98337
Office (360)479.3579
Fax (360)479.1033
www.bremertonchamber.org
staff@bremertonchamber.org

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Bremerton Chamber of Commerce (BCC) offers its encouragement to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization has been serving our Community since 1907, and we continue to look for ways to connect people, advocate for our businesses, and provide a healthy environment to do business in. We promote member businesses and provide leadership to enhance a positive business environment.

Bremerton Chamber of Commerce will aid this project by distributing relevant information on the grant program through notices or articles in our newsletter. One or more members of the BCC may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings. Bremerton Chamber of Commerce is willing to supply meeting space for these meetings. Our in-kind contributions of staff time might include information distribution, attendance at the brownfields and advisory committee meetings and otherwise participating in the grant implementation process.

Bremerton Chamber of Commerce looks forward to continuing our long and successful partnership with the City of Bremerton and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Gena Wales
President/CEO

BREMERTON-003083



Downtown Bremerton Association
Post Office Box 245
Bremerton, WA 98337

December 15, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Downtown Bremerton Association (DBA) offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Our organization has a long-standing commitment to Downtown Bremerton and the surrounding areas. We collaborate with the City and work diligently to create a vibrant and sustainable business community by networking local businesses with community leaders to remove barriers and stimulate economic growth. The DBA pledges to support this project by:

1. Relevant information on the grant program can be distributed through notices or articles in our member newsletter and posted on our website and social media.
2. One or more members of the DBA may agree to participate in a brownfield advisory committee. It is our understanding that the City intends to host brownfields advisory committee meetings at a minimum of two times per year over the three year grant period, including a post-grant award kick-off meeting, a site inventory meeting, site prioritization meeting(s), remedial action meeting(s) and redevelopment planning meeting(s), for a total of at least six meetings.
3. Our in-kind contributions of member time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process.
4. Our in-kind contributions are conservatively estimated at 20 hours per year of member time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of \$35/hour, and over the three-year grant period, this amounts to an estimated value of [20 hrs x \$35 x 3 yrs =] \$2,100.

The DBA looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

Michael H. Goodnow
President



December 9, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337ng

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

The Charleston Business District is writing this letter in support of the City of Bremerton's effort to obtain a community-wide assessment grant from the Federal Environmental Protection Agency during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of Brownfield sites within the City of Bremerton.

We believe and are aligned with the City of Bremerton's vision of making Kitsap County a more enhanced place to live, learn, work and play, we are proud and excited to support this effort.

The Charleston Business District pledges to support this project by providing individuals to serve and work alongside staff by providing 40 hours over three years of assistance and participation on the City's proposed Brownfield Advisory Committee.

The Charleston Business District looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy.

Sincerely,

A handwritten signature in cursive script that reads "Faye Memister".

Faye Memister

The Charleston Business District Representative

Office of the President

December 13, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth St, Ste 600
Bremerton, WA 98337

RE: Letter of Support for US EPA Brownfields Community-Wide Assessment Grant

Dear Director Spencer:

Olympic College offers its support and commitment to the City of Bremerton in its effort to obtain a community-wide assessment grant from the federal Environmental Protection Agency (US EPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield sites in four areas of the City of Bremerton (Anderson Cove, Wheaton Way, Callow District, and Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Olympic College, Kitsap County's community college located in Bremerton, is located between the four areas. The College serves approximately 13,000 students per year, most of whom reside in the City of Bremerton and Kitsap County. The College has previously supported the City on other efforts to improve infrastructure, road revisions, and downtown services for its citizens.

Olympic College pledges to support this project by distributing relevant information on the grant program through encouraging articles in the College's school newspaper, *The Olympian*, and postings on the College's website. In addition, one or more members of the College may agree to participate in a brownfield advisory committee. It is my understanding that the City intends to host approximately six brownfield advisory committee meetings at a minimum of two times per year over the three-year grant period. Our in-kind contributions are conservatively estimated at **20 hours per year** of staff time to distribute information, prepare and attend the brownfields advisory committee meetings and otherwise participate in the grant implementation process. With an estimate of **\$35/hour**, and over the three-year grant period, this amounts to an estimated contribution value of **\$2,100** [20 hours x \$35 x 3 years].

Olympic College looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our community, environment and economy.

Sincerely,



David C. Mitchell, Ph.D.
President

THE HENDERSON GROUP
1311 Marlow Avenue
Suite B-1
Bremerton, WA 98310
Phone: 360-479-7000, Fax: 782-4228
E-mails: thehendersongroup1@msn.com, chuckbasil@gmail.com

December 10, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community Wide Assessment Grant

Dear Director Spencer:

I would like to offer the services, support and commitment of THE HENDERSON GROUP to the City of Bremerton towards its efforts to obtain a community-wide assessment grant from the Federal Environmental Protection Agency (USEPA) during the Fiscal Year 2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City which are: (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for the remediation and reuse and the abatement of blight.

THE HENDERSON GROUP has been involved in the Commercial Brokerage and Development business for nearly 40 years. Our mission is to be good stewards of the land and to help develop, manage and build environmentally friendly developments. We have previously worked with the City to rehabilitate older vacant buildings into viable, leasable and occupied buildings. We are presently working with the City to take a large vacant building in the heart of Downtown Bremerton and turn it into a viable new apartment building with a grocery store on the main level.

Our pledge to the City of Bremerton is to support this project by volunteering our time and talents to actively participate in the Brownfield Advisory Committee at a minimum of 2 times per year over a 3 year period. This support will include a post-grant award kick-off meeting, a site inventory meeting, site prioritization meetings, remedial action meetings and redevelopment planning meetings, for a total of 6 meetings. We will also be able to provide peer review of planning, the economics of each location and review of environmental documents where needed.

Our contributions of time and expertise are conservatively estimated at 20 hours per year to accomplish our commitment to the City of Bremerton and to the Brownfields Advisory Committee. If we are to use a conservative number of \$50.00/hour for the entire 3 years, it would come to \$3,000.00.

THE HENDERSON GROUP looks forward to supporting the City of Bremerton on this endeavor and we are confident this project will have a dramatic impact on our communities, environment and economy as well as to bring all of the areas of the City together to better the City as a whole.

Sincerely,

A handwritten signature in dark ink, appearing to read "Charles B. Henderson", with a long, sweeping horizontal line extending to the right.

Charles B. Henderson

Principal/Broker

THE HENDERSON GROUP

360-479-7000

E-mails: thehendersongroup1@msn.com, chuckbasil@gmail.com

Simpson Housing, LLLP

December 8, 2016

Andrea L. Spencer, AICP
Director of Community Development
City of Bremerton
345 Sixth Street, Suite 600
Bremerton, WA 98337

RE: Letter of Support for U.S. EPA Brownfields Community-Wide Assessment Grant

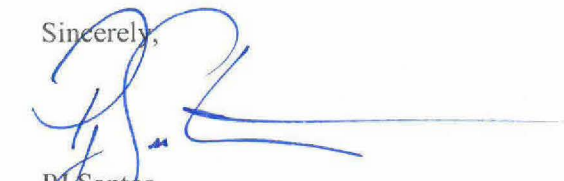
Dear Director Spencer:

Simpson Housing, LLLP, offers its support and commitment to the City of Bremerton in its effort to obtain community-wide assessment grant from the federal Environmental Protection Agency (USEPA) during the FY2017 grant competition. We understand the City is seeking this funding to assess and plan the reuse of brownfield's sites in four areas of the City (1. Anderson Cove, 2. Wheaton Way, 3. Callow District, 4. Downtown Bremerton). If awarded this grant, the City will be able to differentiate between perceived and actual contamination for these areas and provide information that is needed to formulate plans for remediation and reuse and the abatement of blight.

Over the last 14 years, I have worked in partnership with the City of Bremerton on five public-private developments totaling over \$100 million dollars of revitalization efforts in the downtown. Through my former company, I brought in the first new office buildings, hotel, cinema, restaurant, shops, conference center and apartment building to the City in decades- transforming the identity of the City for the better. These projects became reality by the anchor of public dollars BEFORE the investment of private money. Bremerton's Brownfield sites will require the same public investment first to create positive change for the properties.

We would be happy to support the City and the process, as well as being open to attending discussions or advisory meetings in respect to the vision for each site. I plan to continue to be a proactive partner with the City of Bremerton and look forward to their nation leading redevelopment efforts to continue.

Sincerely,



P.J. Santos
SVP of Development
Simpson Housing, LLLP

ATTACHMENT C

Threshold Criteria

Threshold Criteria for Assessment Grants

1. Applicant Eligibility: The City of Bremerton, Washington (DUNS No. 556-846-970-0000) is defined as a “general purpose unit of local government” as that term is defined in 40 CFR Part 31 and is therefore eligible to receive U.S. EPA funds for Brownfields Assessment.

2. Community Involvement: The City hosted two Site Revitalization Community Outreach Events in support of our FY2016 and FY2017 grant applications. The most recent meeting was hosted on 12/07/16 in conjunction with a televised City Council meeting (advertised via a front page article in the local Kitsap Sun and direct email to all City e-news subscribers, potential project partners and stakeholders). The meeting included a presentation of brownfields redevelopment, the City's goals for the Site Revitalization Program, and the community's role in implementation. Program handouts were distributed at the open house held prior to the meeting and questions from stakeholders and project partners were answered. These and other project partners pledged their support (see letters of commitment in **Attachment B**) by providing public meeting space, participating in outreach efforts, and forming a Brownfields Advisory Committee (BAC) to help guide Community-Wide Assessment (CWA) activities and represent the interests of the target areas and greater community. The BAC will meet 2-3x/year to discuss strategy, site inventory and prioritization, remedial action, and redevelopment planning. Diverse interests of BAC members will ensure a transparent public process and commitment to community involvement.

The City will continue to solicit public input throughout the project, using direct mailings, email campaigns, public notices, and public service announcements (PSAs). Sustained outreach to a full range of stakeholders will assure project activities align with community visions. The City will adapt outreach efforts to the needs of sensitive populations in the target areas using the support of our project partners. Additionally, the City will provide outreach to residents beyond City limits, including those in unincorporated areas and Tribal communities, who may not receive project communications. The City will also engage the larger region to involve additional governmental partners and target the regional economic development community, including property and business owners, lenders, and developers. All programs and meetings will comply with the Americans with Disabilities Act (ADA) and will be accessible to those who rely on public transportation. Public literature will include a statement that citizens may request alternative formats or special accommodations.

The City's open door public involvement policy is instrumental in engaging residents and stakeholders. For example, preparation of the *2016 Comprehensive Plan* included endless workshops, two direct mailing campaigns to every Bremerton address (~9k), specialized public access television shows, meeting invitations and requests for input included with utility bills, and games that encouraged public participation throughout the process. Furthermore, outreach efforts for all the City's planning and redevelopment projects include direct mailings, factsheets, public meetings, e-news announcements, newspaper articles/press releases and website updates. Efforts such as these that have proven successful in garnering community input will be applied to the CWA Project.

The City prides itself on its robust outreach program that uses diverse methods of communication. This approach provides equal access to project information for sensitive populations and residents of multiple generations. Typical forms of communication utilized include public notice boards, direct mailings, project factsheets, comment cards, public meetings (broadcast on TV), PSAs, press releases and articles in *The Kitsap Sun*, website updates, quarterly electronic newsletters/announcements, and social media (Facebook) updates. The City will also use the support of our project partners to assist with distributing project-related information on their websites, newsletters, and other avenues offered. As stated in their letters (**Attachment B**), Kitsap EDA, Kitsap Transit, Chamber of Commerce, the Downtown Bremerton Association, and the Port have committed to distributing project information. The City will utilize their support to reach the broadest audience possible and will continue to seek the same assistance from other project partners.

CWA information will be relayed through a project-specific webpage on the City's website. The City will continue its partnership with *The Kitsap Sun* to provide ongoing coverage via public notices and articles. The City will also provide PSAs on local radio and TV stations to reach residents without internet access and those who have difficulty reading or do not read English. Project fact sheets will be posted online and distributed at public facilities (e.g. City halls, libraries, transit stations). Special outreach efforts (e.g. translation services) will be utilized as needed to ensure equal access to project information is provided to minority populations. Meeting summaries will be posted on the project-specific webpage following BAC meetings. This thoughtful “information out, feedback in” process will continue throughout the brownfield assessment, cleanup and redevelopment process. Furthermore, the City anticipates hosting 2-3 BAC meetings/year and 2 public outreach events/year in support of the CWA Project as well as sharing project information at outreach events hosted in support of other relevant projects.